

01 — PERSPECTIVE SKETCH - GARDEN TRELLIS

PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTI ARCHITECTS INC. Architecture Planning Interior Design 5717 243rd Street, Suite 100, Palm Beach, FL 33480 Tel: (305) 398-3333 Fax: (305) 261-1518 http://www.portuondo-peroti.com	OWNER 243 SEASPRAY AVE PALM BEACH, FL 33480	TITLE PERSPECTIVE SKETCHES SCALE SHOWN	SHEET: A-206 OF
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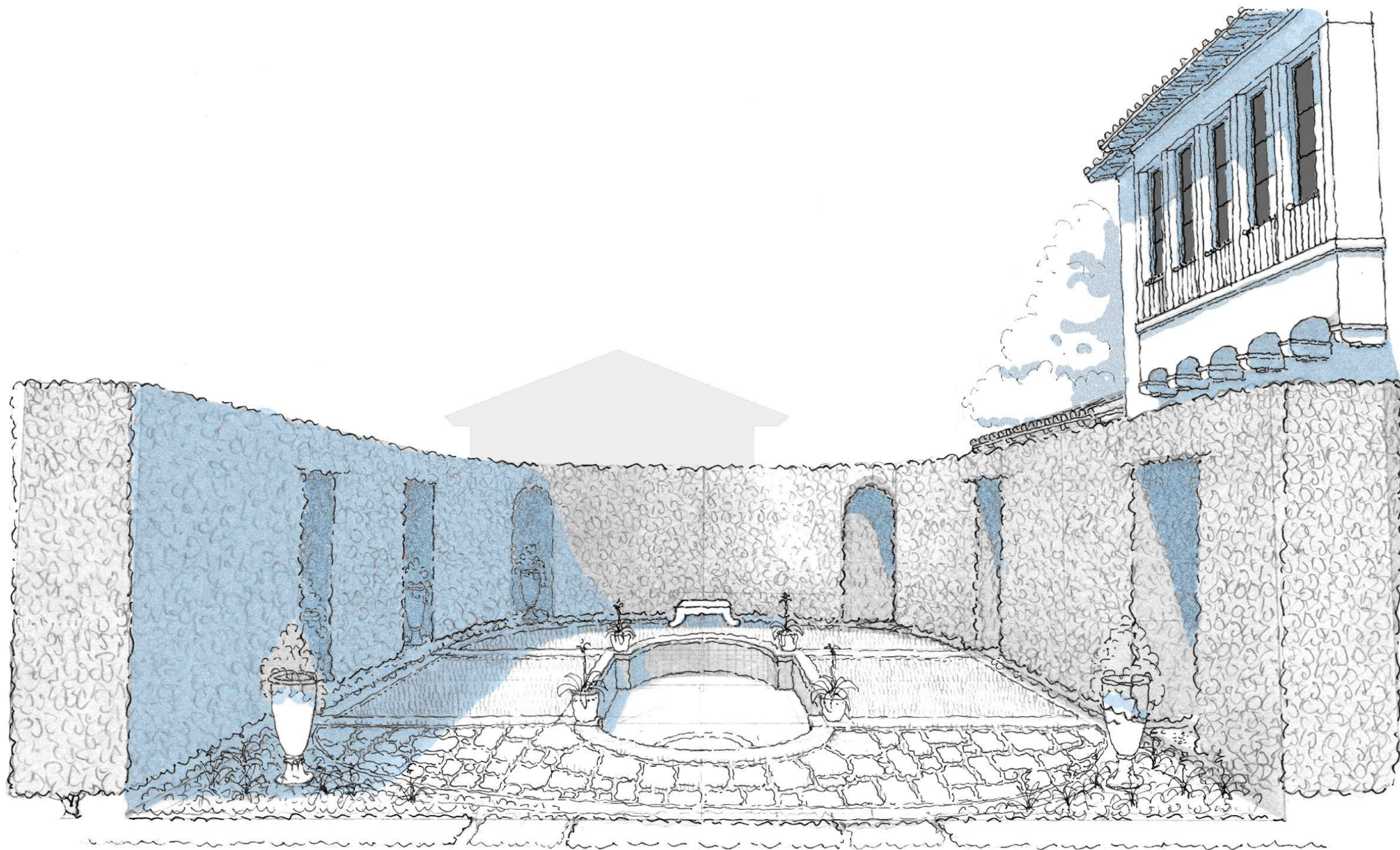


01 — PERSPECTIVE SKETCH - SUNKEN GARDEN

PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street, Suite 100, Palm Beach, FL 33480 Tel: (561) 833-1033 Fax: (561) 833-1034 http://www.portuondo-perotti.com
OWNER 243 SEASPRAY AVE PALM BEACH, FL 33480	243 SEASPRAY AVE PALM BEACH, FL 33480
TITLE PERSPECTIVE SKETCHES SCALE SHOWN	
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01 — PERSPECTIVE SKETCH - SUNKEN GARDEN

SHEET: <b>A-208</b> OF	TITLE: PERSPECTIVE SKETCHES  SCALE: SHOWN	OWNER: <b>243 SEASPRAY AVE</b> 243 SEASPRAY AVE PALM BEACH, FL 33480	ARCHITECTS: <b>PORTUONDO PEROTTI ARCHITECTS INC.</b> Architecture Planning Interior Design 5717 20th Street, Suite 100, Palm Beach, FL 33480 Tel: 561.833.9333 Fax: 561.833.9334 http://www.portuondo-perotti.com	PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLP	REVISIONS:

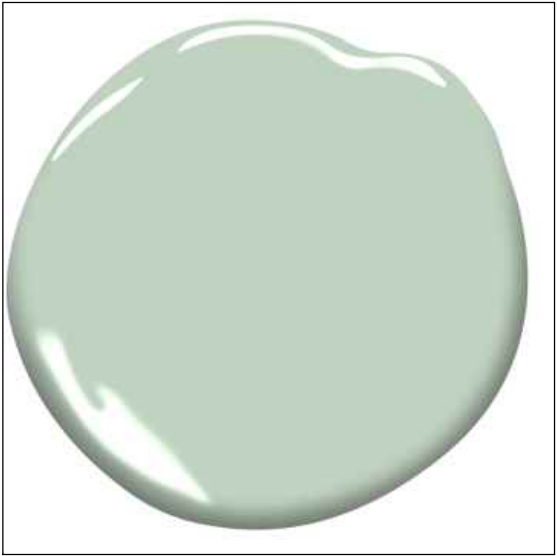
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PAINTED STUCCO

BENJAMIN MOORE CHINA WHITE



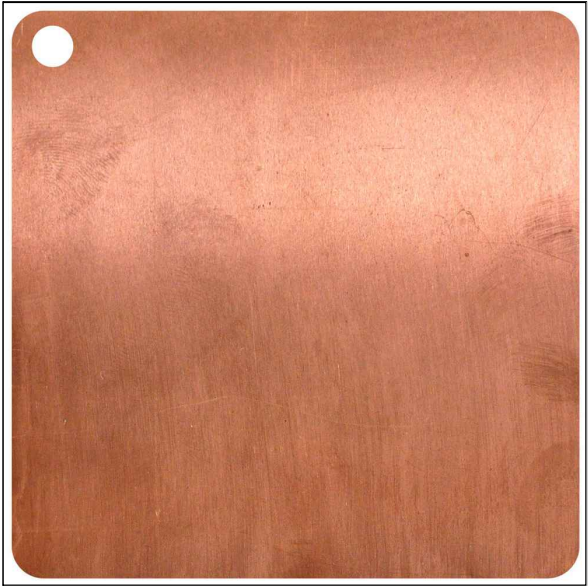
PAINTED GATES

BENJAMIN MOORE NOB HILL SAGE



BOREAL FOREST

WINDOWS & EXT. DOORS, METALWORK



COPPER

ROOF RIDGES, RAIN GUTTERS & FINIALS



CORAL STONE

EXTERIOR WALLS

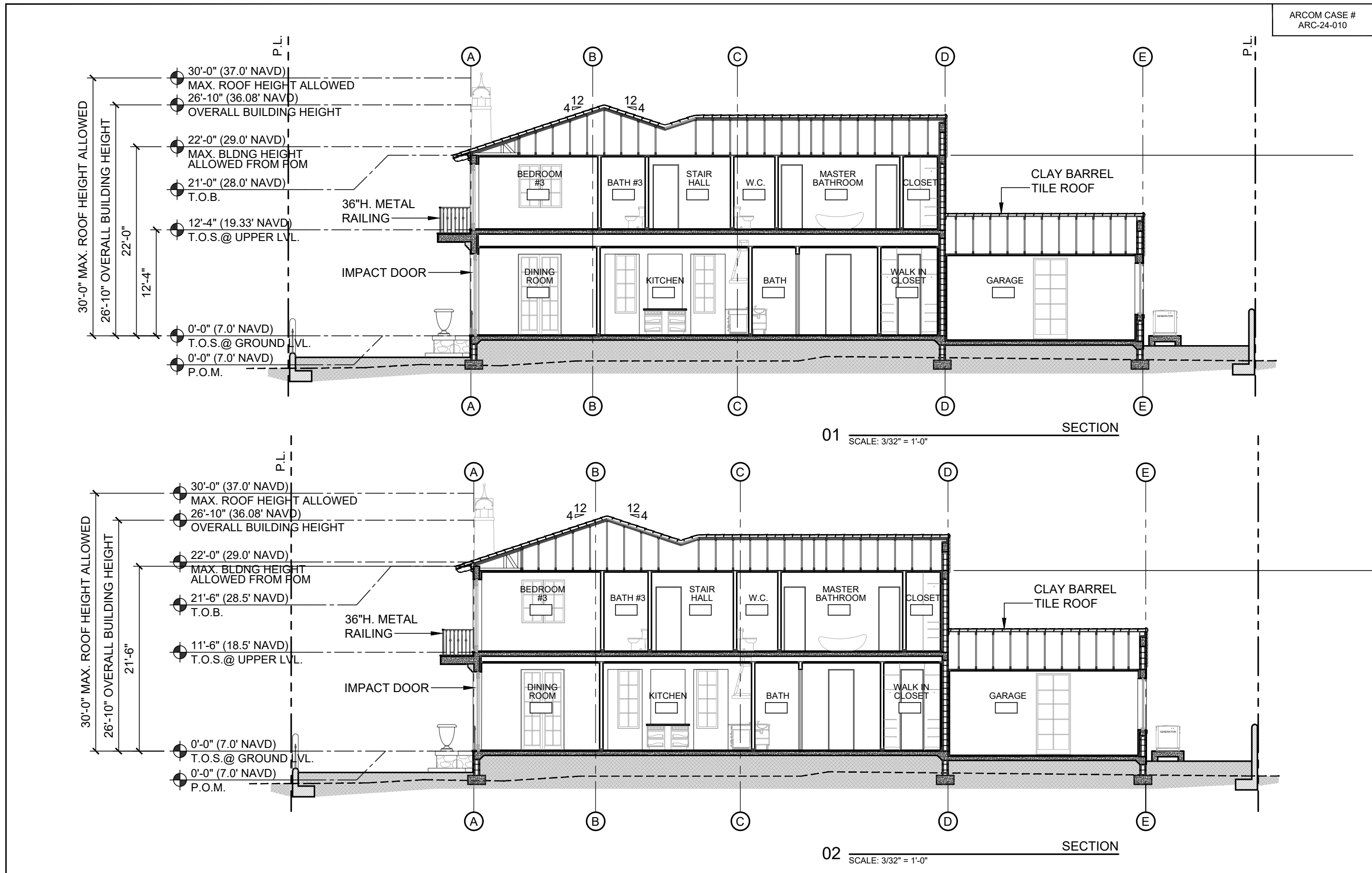


TERRACOTA BARREL TILE

SLOPED ROOFS

ARCOM CASE #  
ARC-24-010

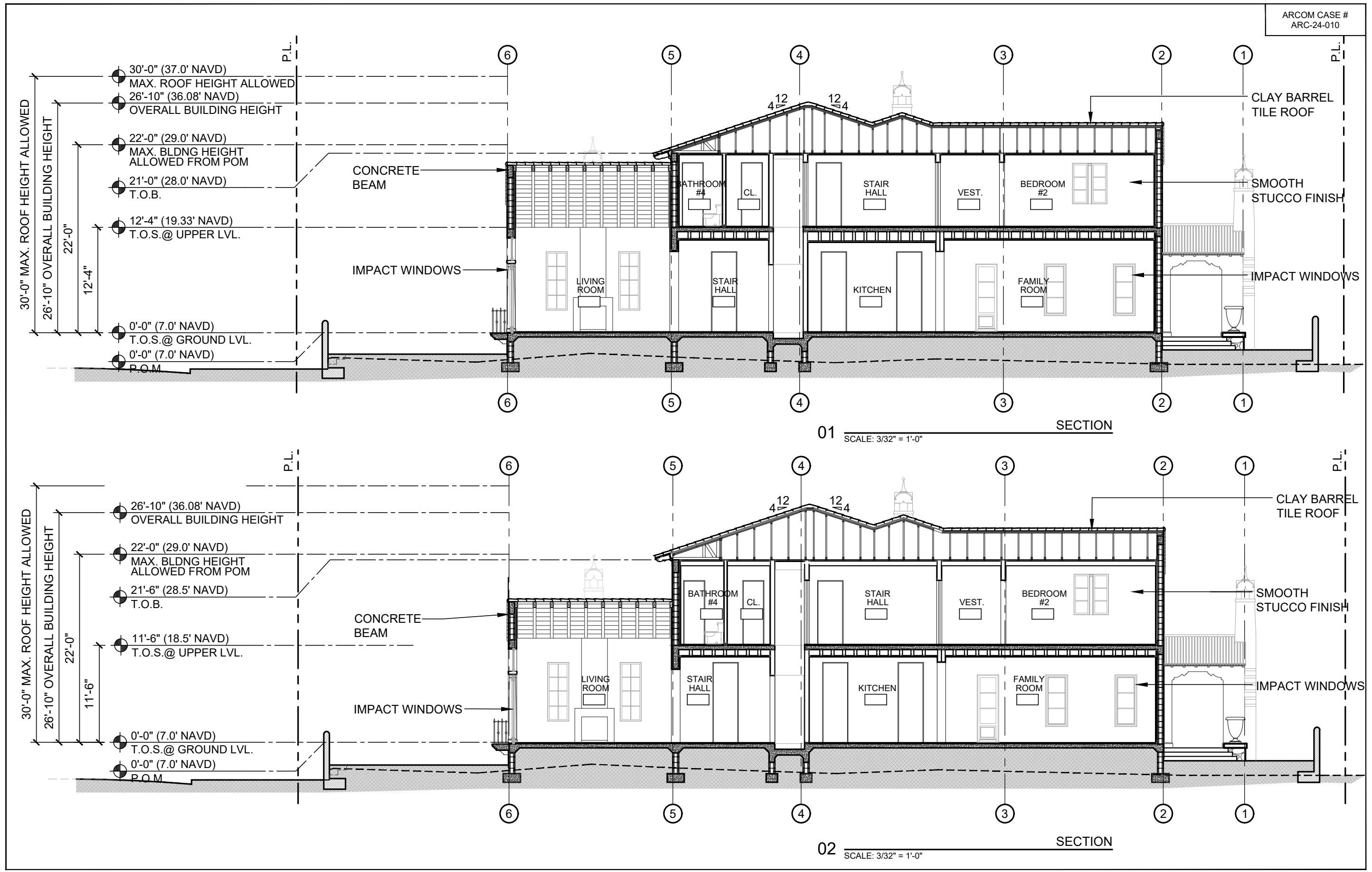




SHEET: A-300 C/F	TITLE: SECTIONS SCALE: 3/32" = 1'-0"	OWNER: 243 SEASPRAY AVE PALM BEACH, FL 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 SW 12th Street, Suite 100, Palm Beach, FL 33480 Tel: 305.398.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	REVISIONS: PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLP
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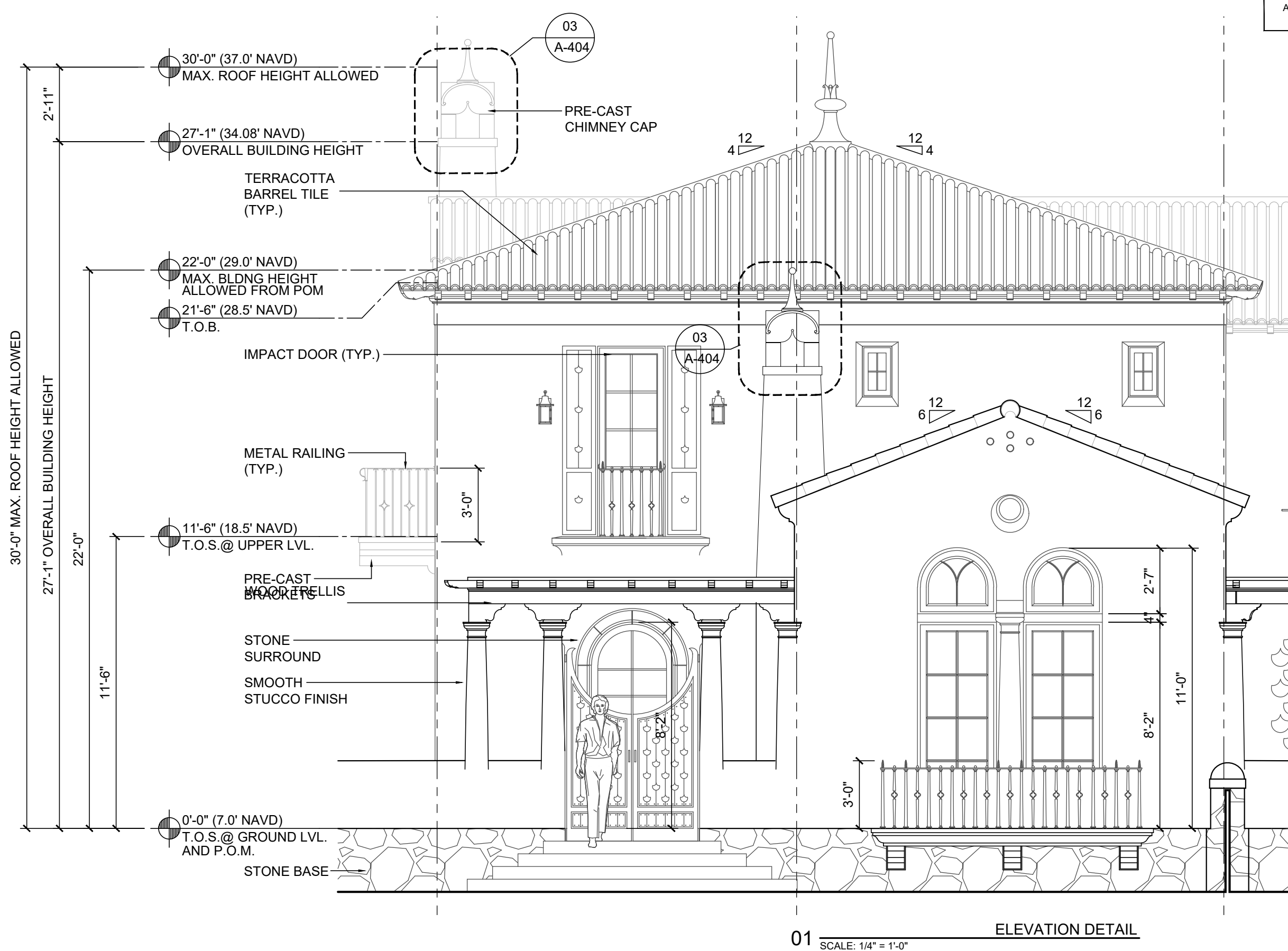




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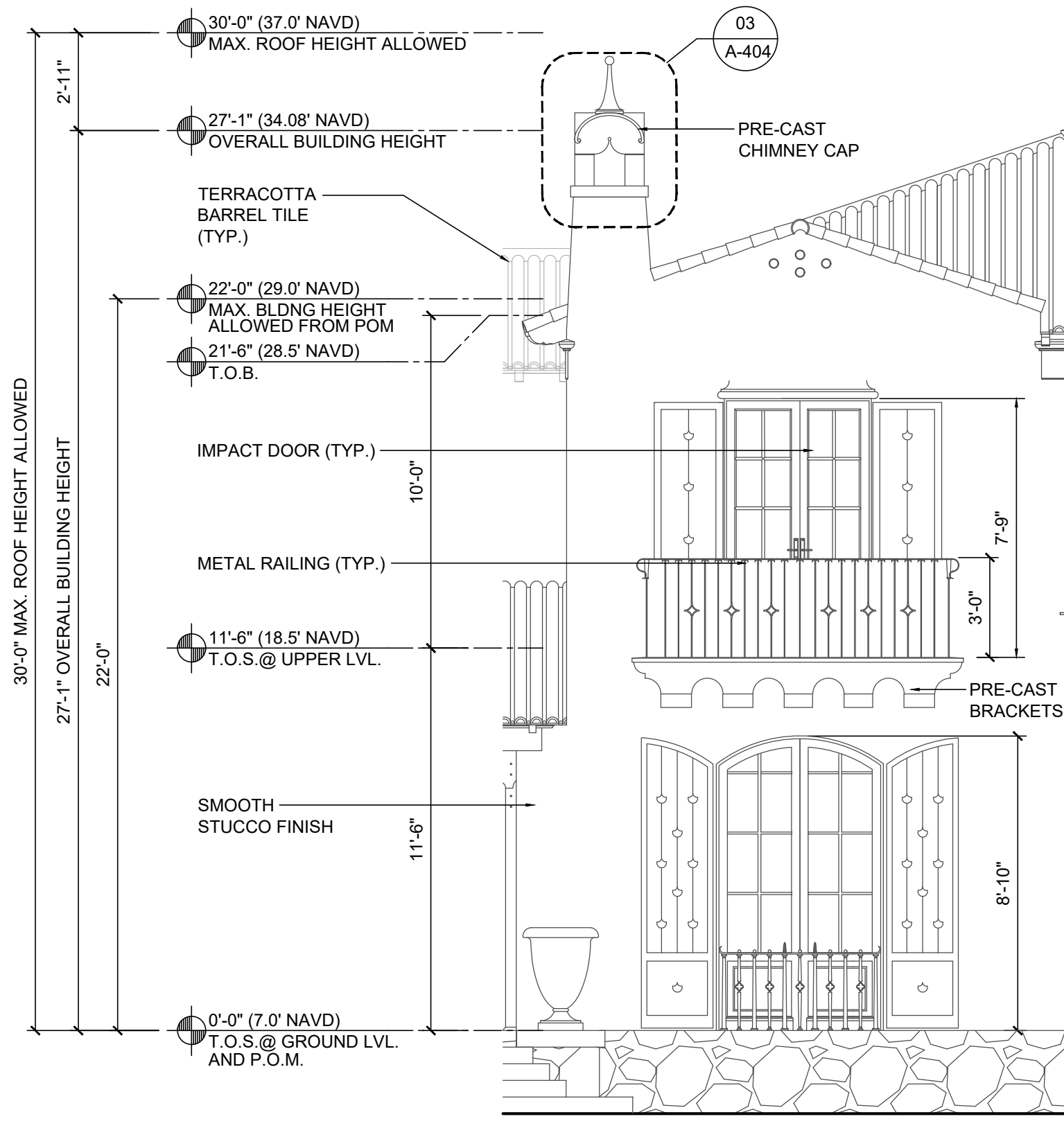


ARCOM CASE #  
ARC-24-010

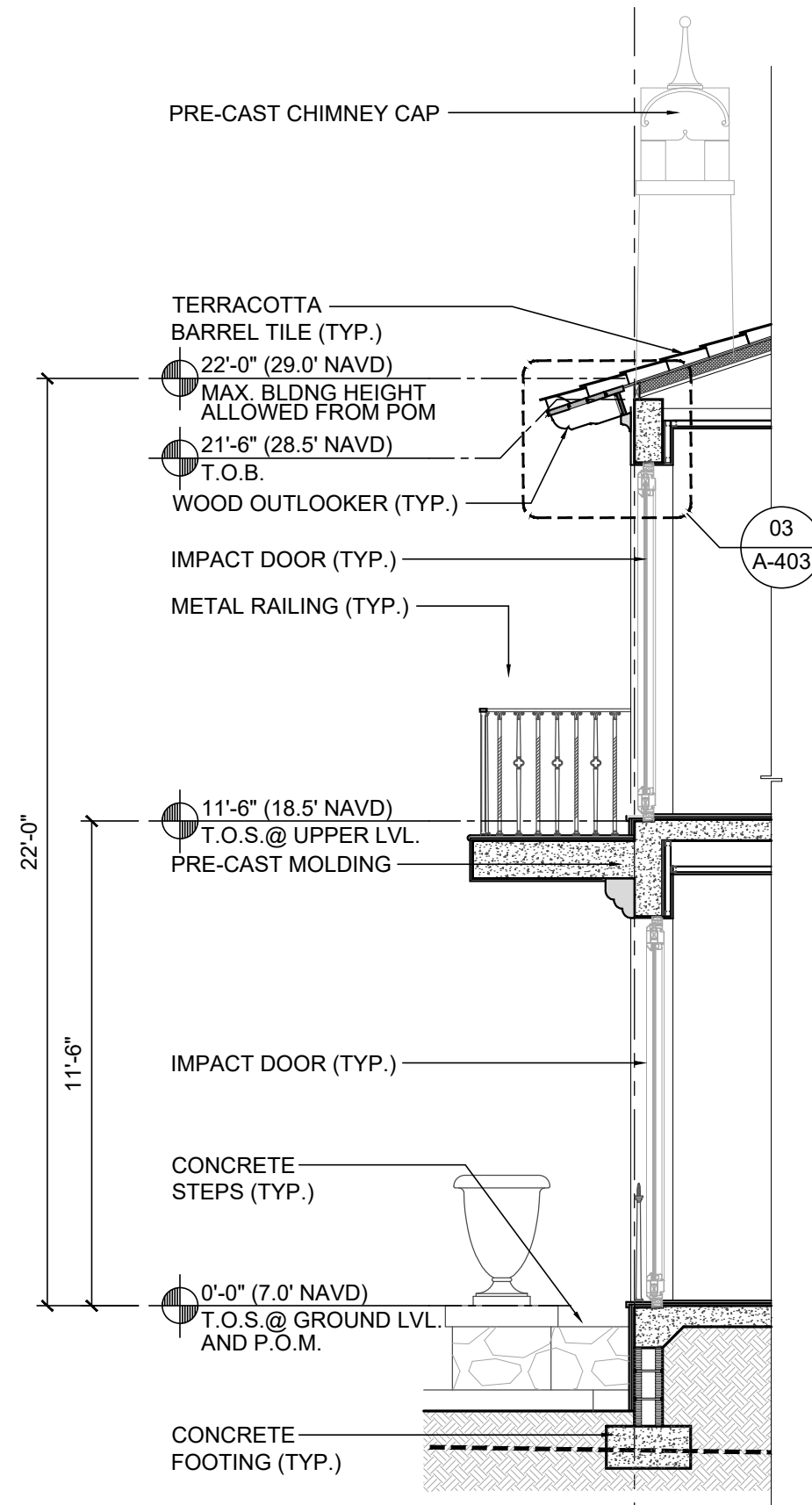
PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 204th Street West, Suite 100 Palm Beach, FL 33480 Tel: 305.398.9333 Fax: 305.398.1518 http://www.portuondo-perotti.com	OWNER 243 SEASPRAY AVE PALM BEACH, FL 33480	TITLE ELEVATION DETAIL SCALE AS SHOWN	SHEET: A-400 OF
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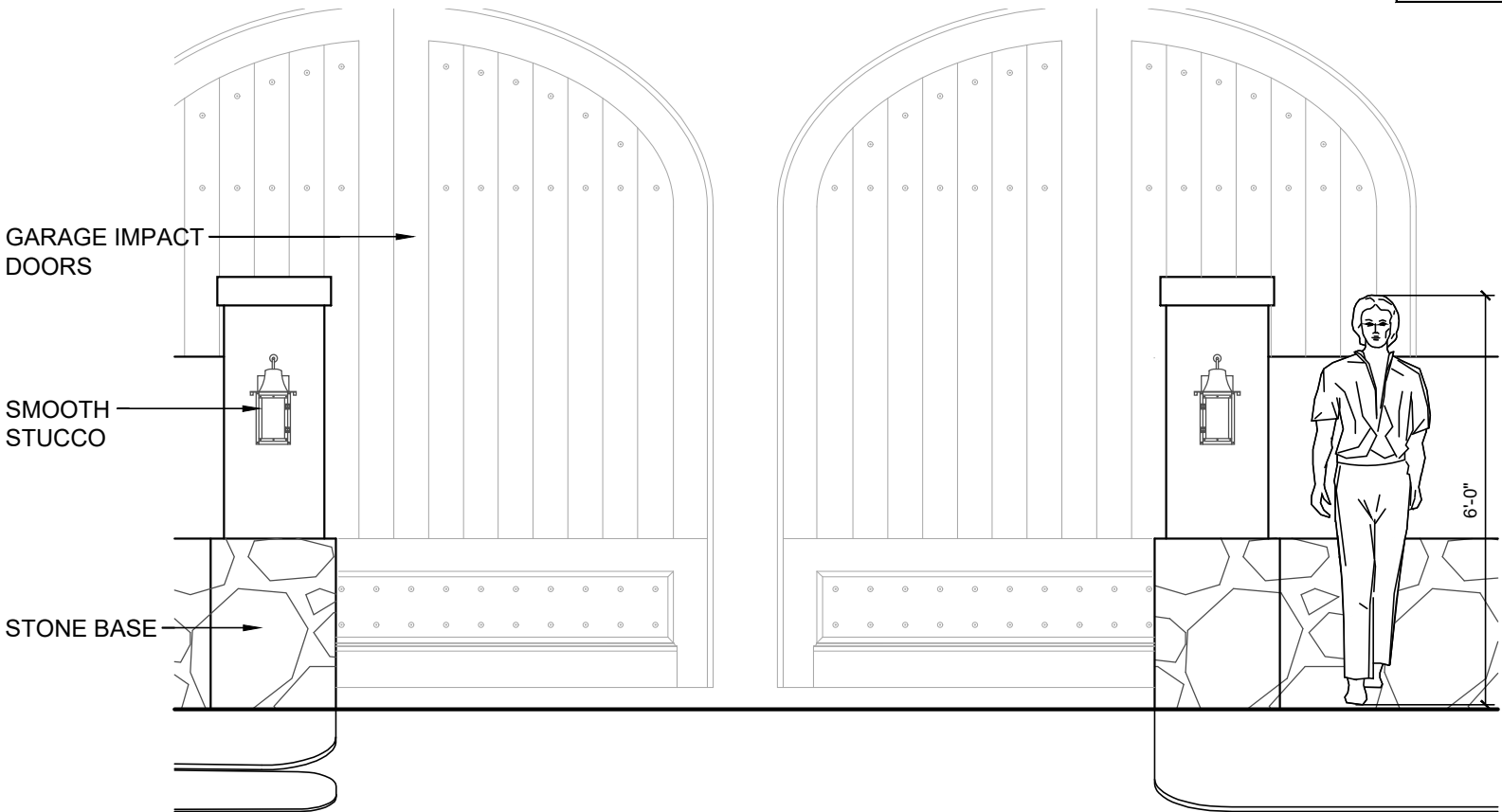
01 ELEVATION DETAIL  
SCALE: 1/4" = 1'-0"



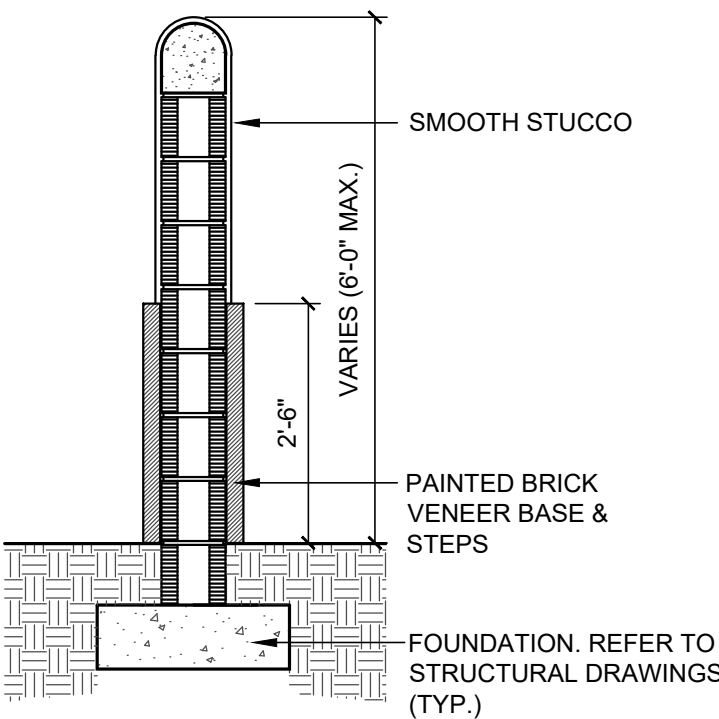
02 SECTION DETAIL  
SCALE: 1/4" = 1'-0"

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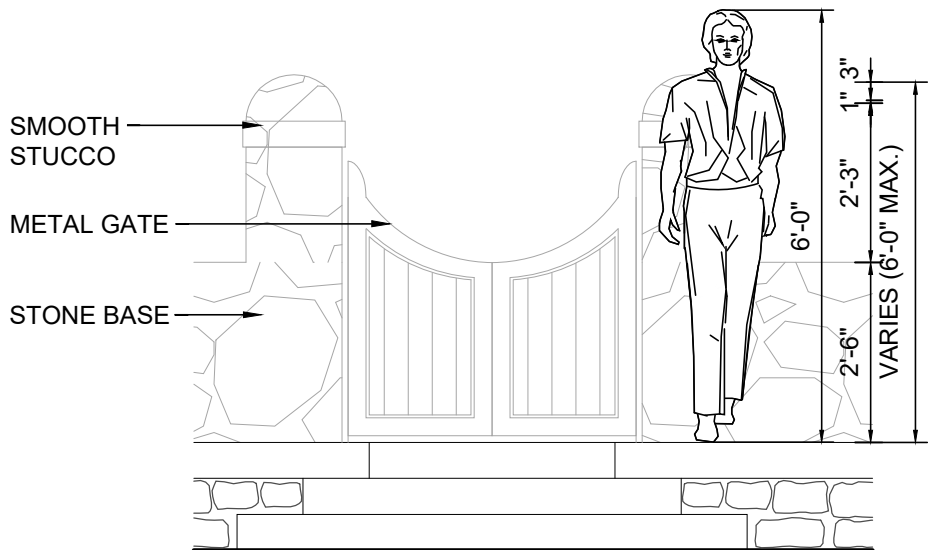




02 SCALE: 3/8" = 1'-0" GATE DETAIL



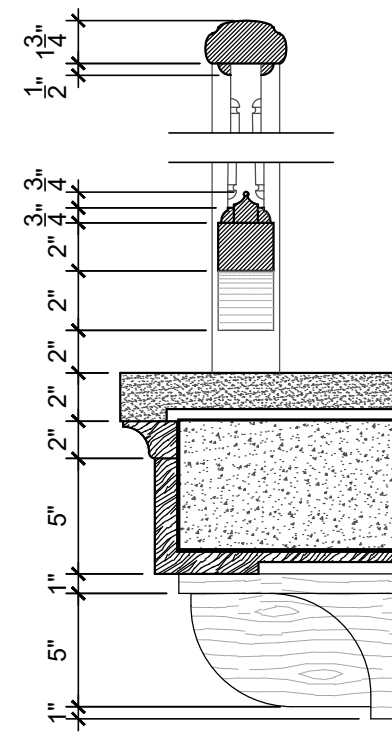
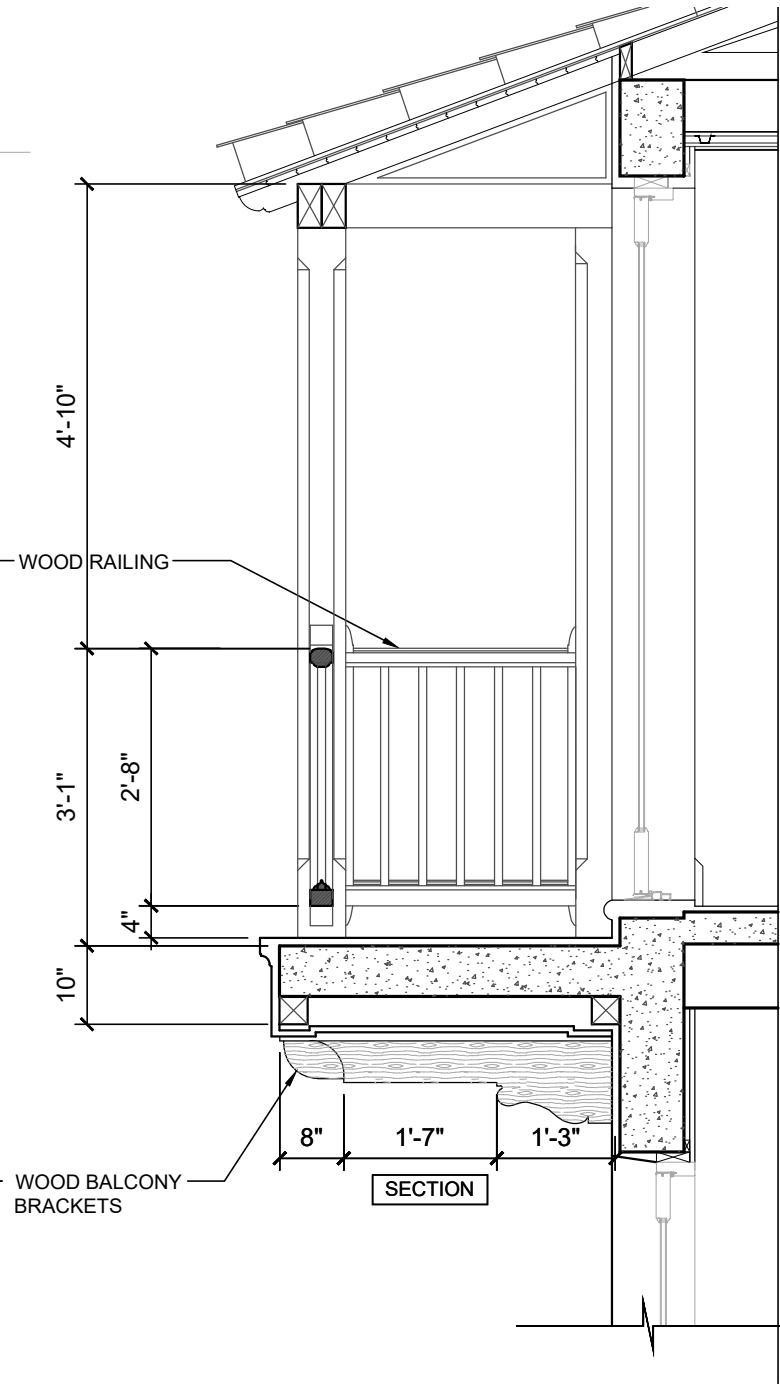
03 SCALE: 1/2" = 1'-0" GATE DETAIL



01 SCALE: 3/8" = 1'-0" GATE DETAIL

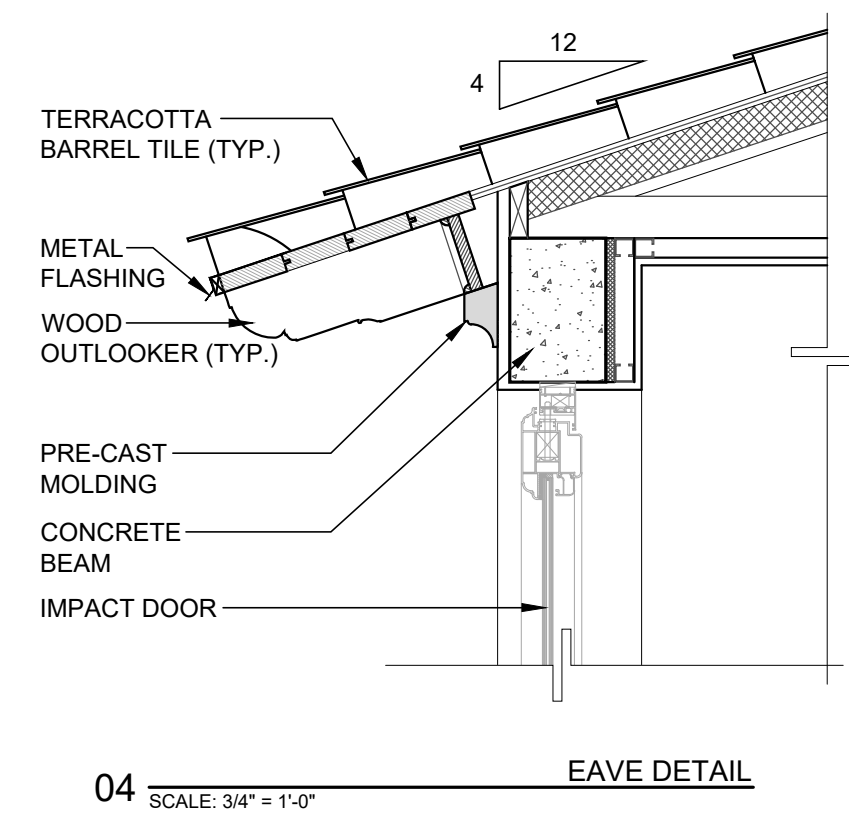
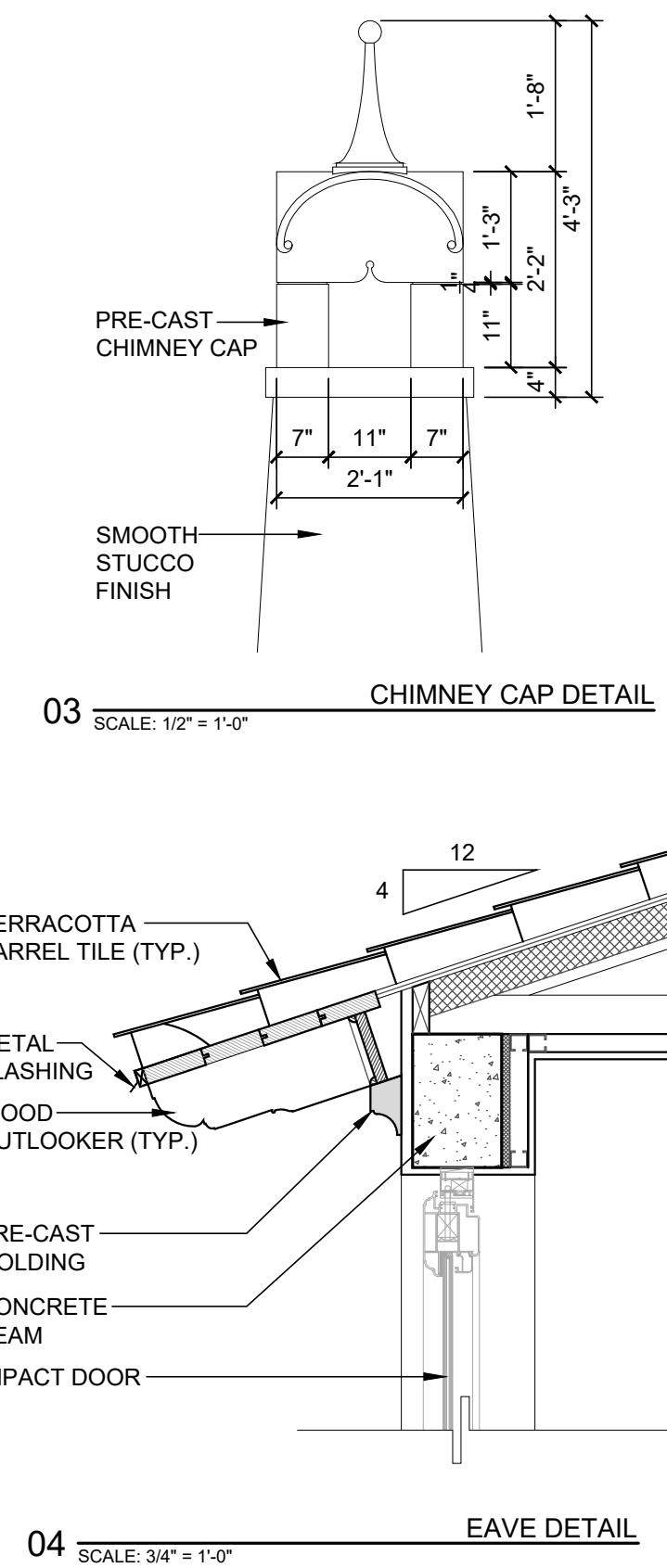
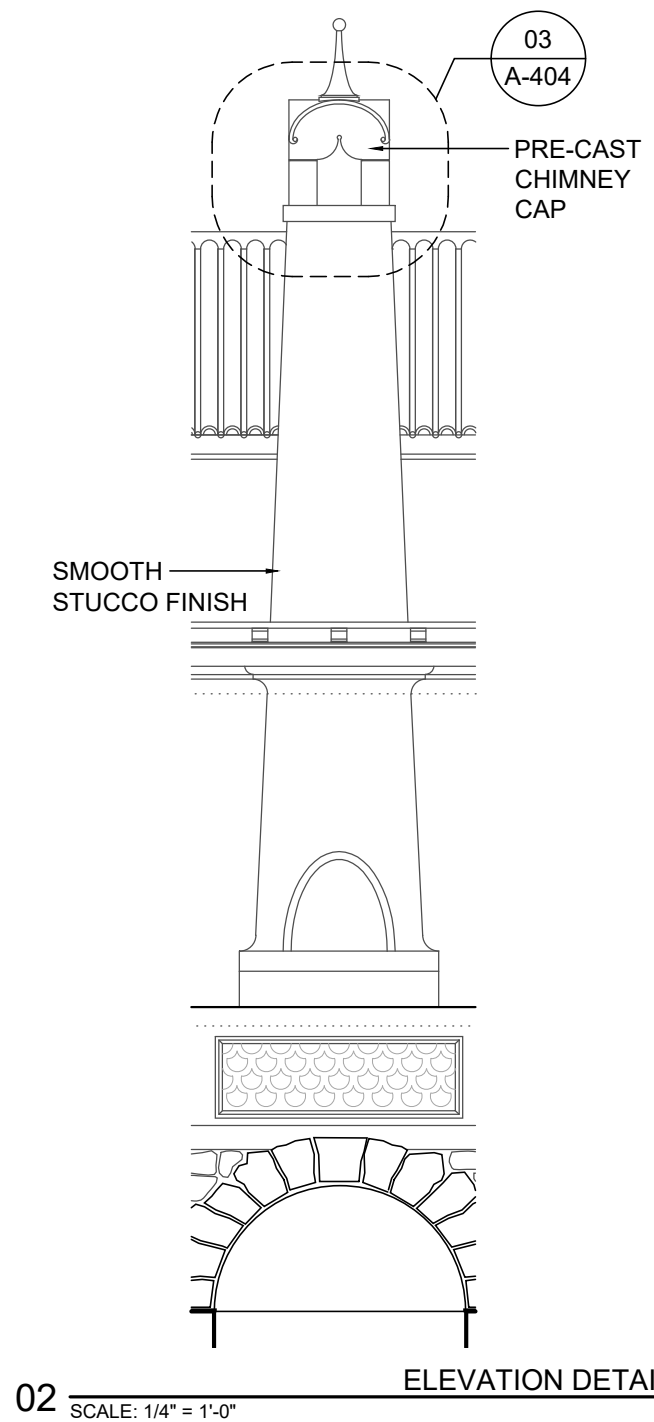
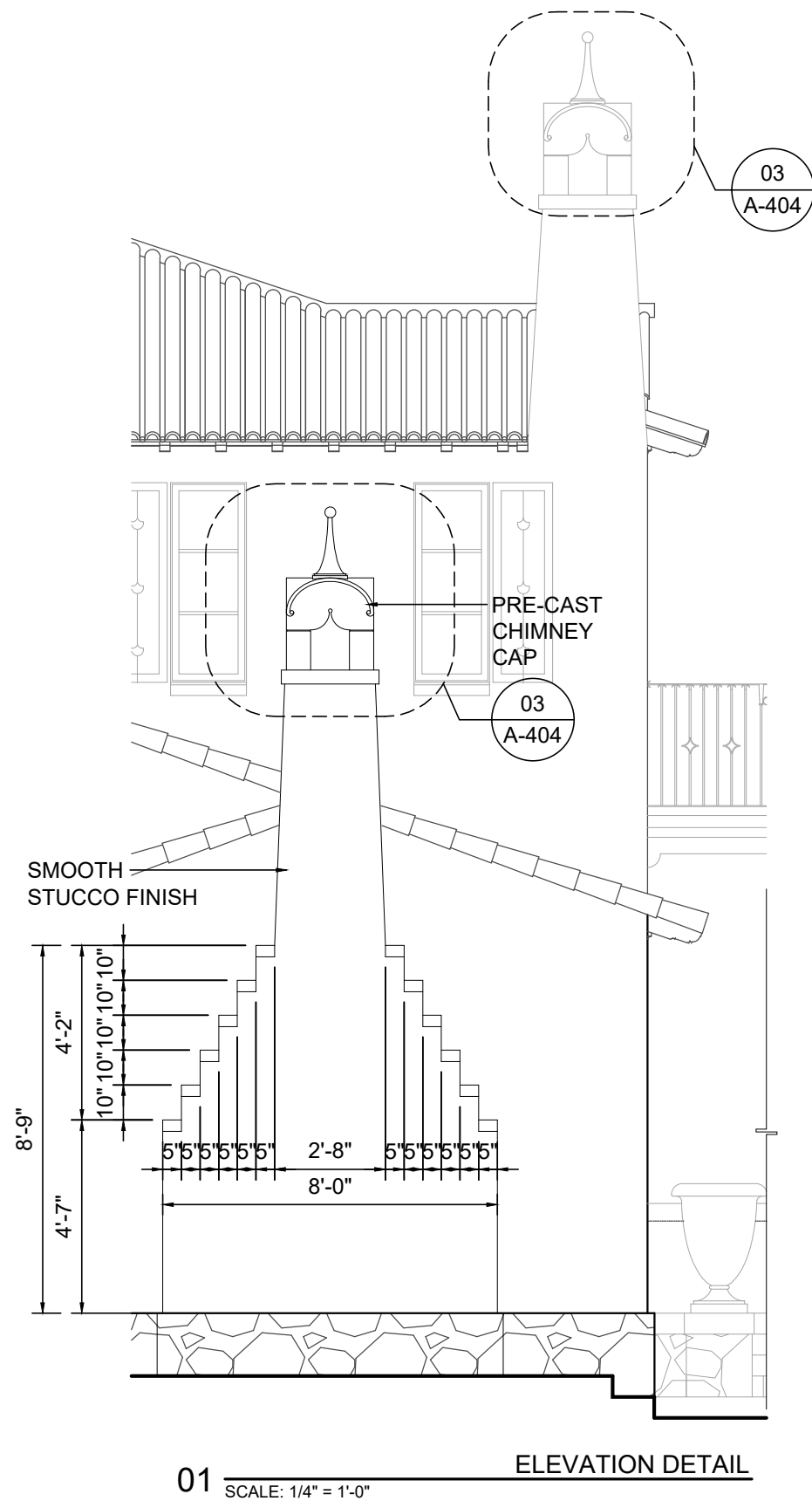
PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 15th Avenue South, Suite 100 Palm Beach, FL 33480 Tel: (561) 838-0833 Fax: (561) 838-1518 http://www.portuondo-perotti.com	OWNER 243 SEASPRAY AVE PALM BEACH, FL 33480	TITLE: DETAILS SCALE: AS SHOWN	SHEET: A-402 OF
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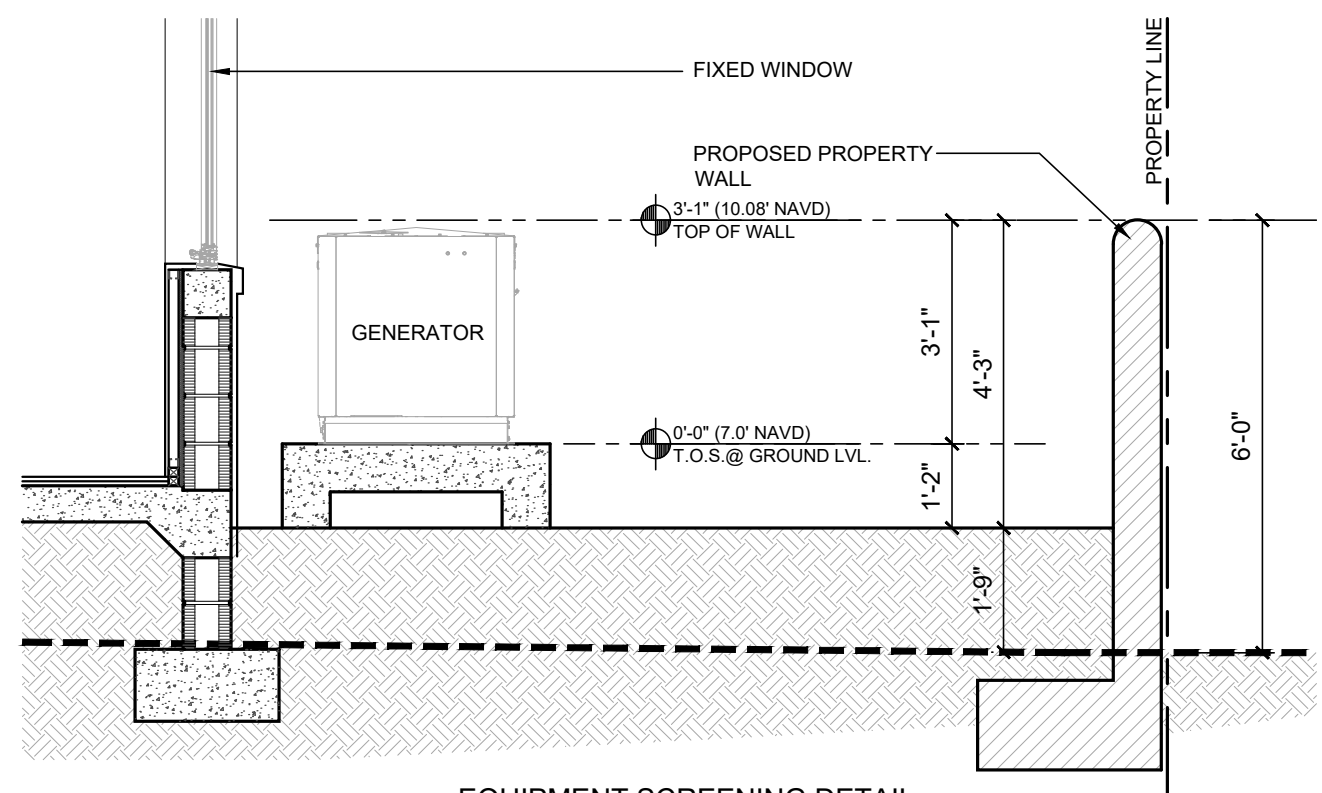




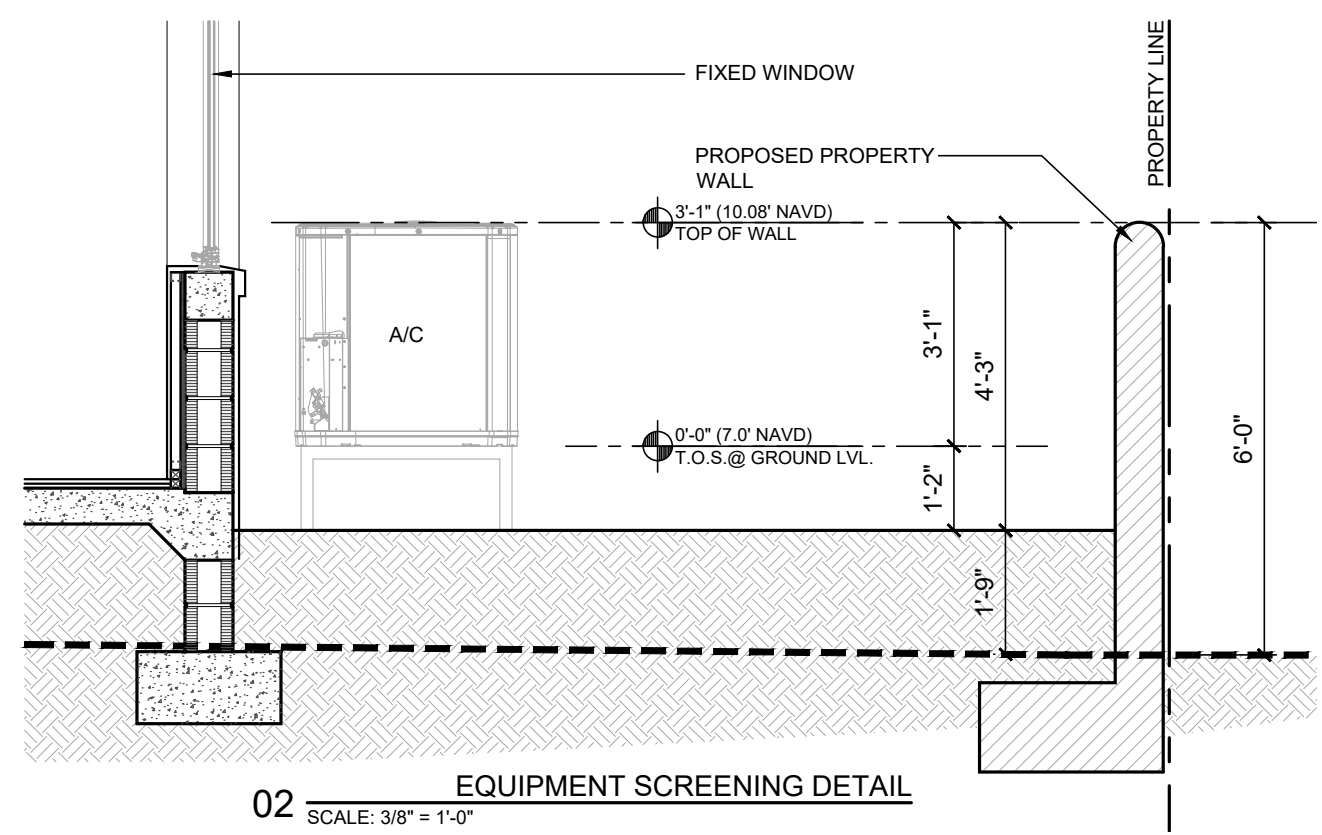
03 BALCONY DETAIL  
SCALE: 1-1/2" = 1'-0"



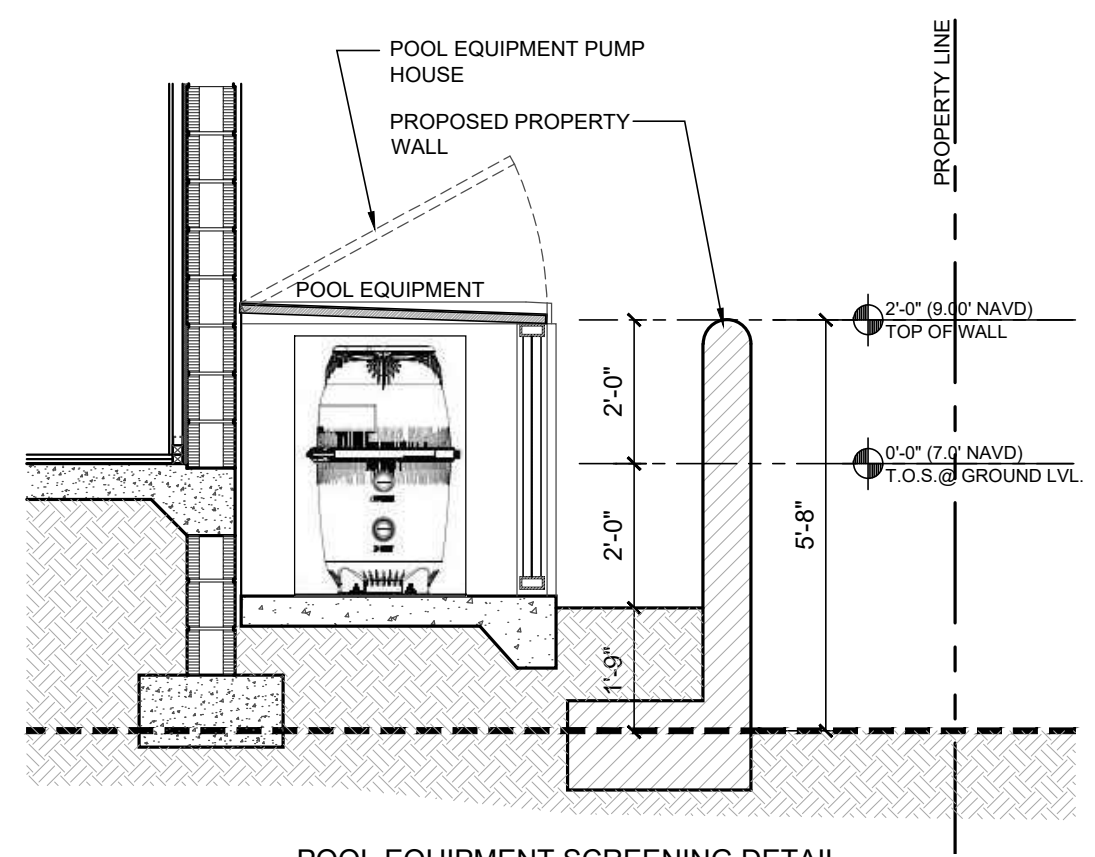




01 EQUIPMENT SCREENING DETAIL  
SCALE: 3/8" = 1'-0"



02 EQUIPMENT SCREENING DETAIL  
SCALE: 3/8" = 1'-0"



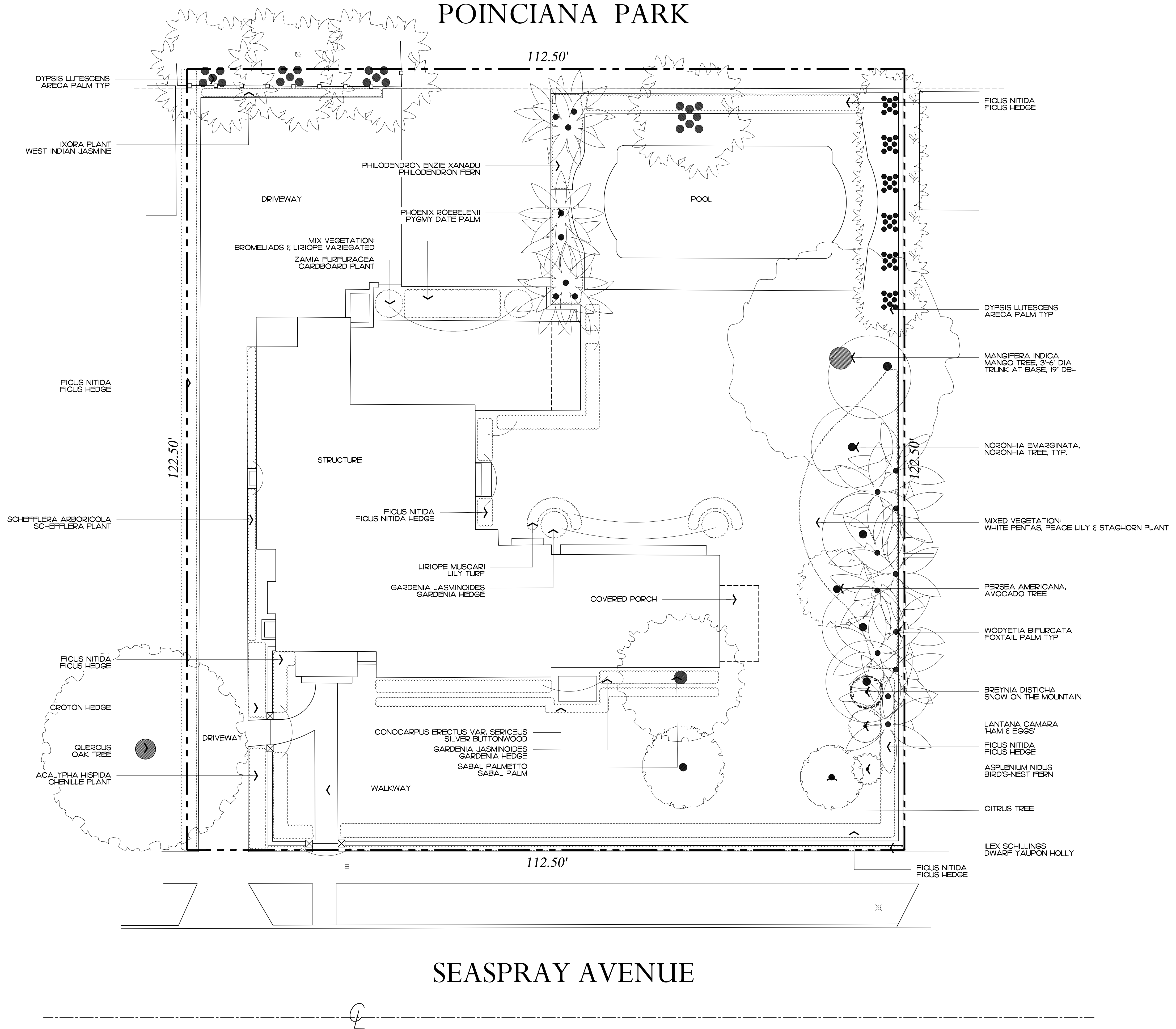
03 POOL EQUIPMENT SCREENING DETAIL  
SCALE: 3/8" = 1'-0"

SHEET: A-405 C/F	TITLE: WALL SECTIONS/DETAILS SCALE: AS SHOWN	OWNER: 243 SEASPRAY AVE PALM BEACH, FL 33480	ARCHITECTS: PORTUONDO PEROTTI ARCHITECTS INC. Architecture Planning Interior Design 5717 15th Street West Palm Beach, FL 33411 USA Tel: 305.328.3333 Fax: 305.261.1518 http://www.portuondo-perotti.com	REVISIONS:
				PROJECT NUMBER: 2023-13 DATE: 12/07/2023 DRAWN BY: GORL CHECKED BY: JLG

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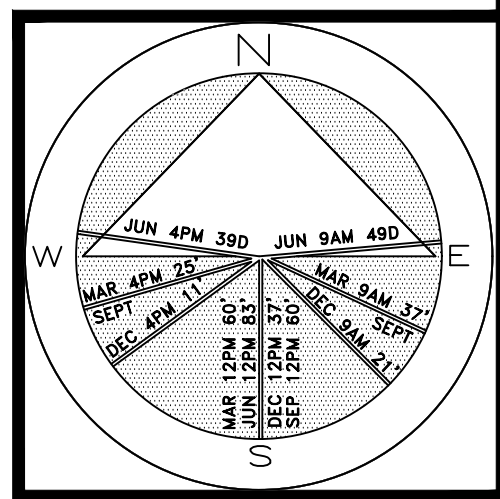
POINCIANA PARK



SEASPRAY AVENUE

**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 5020-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Ave  
Palm Beach



JOB NUMBER: # 22076.00 LA  
DRAWN BY: Alex Eugrill  
DATE: 11.02.2023  
11.20.2023  
12.07.2023  
01.19.2024  
02.05.2024

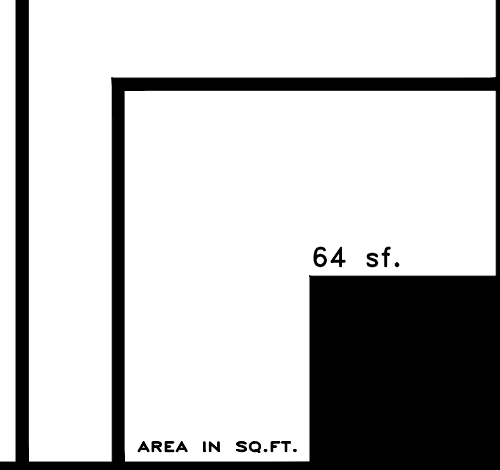
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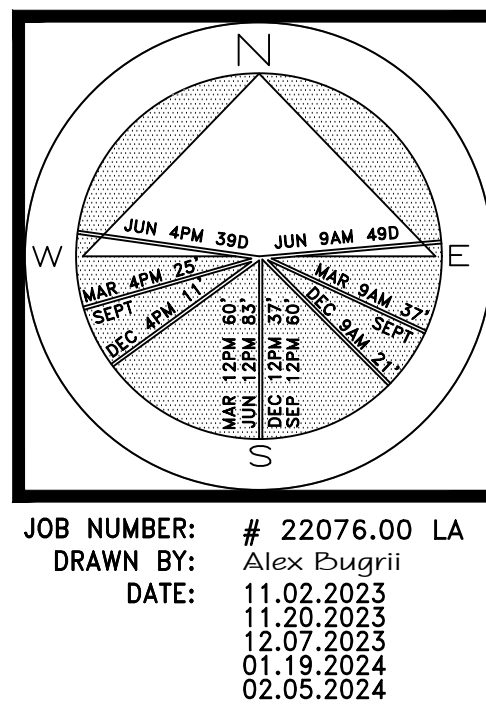
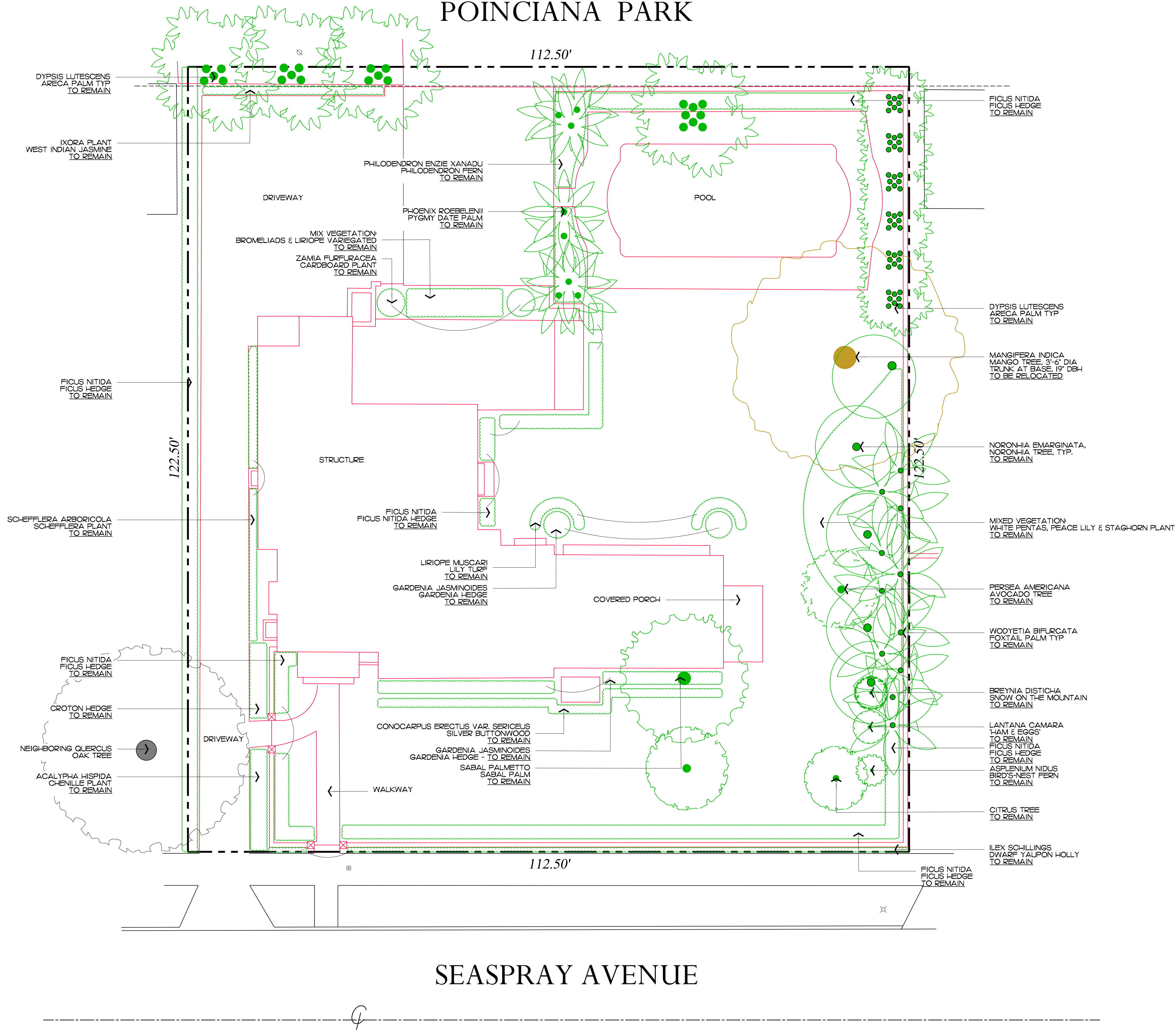
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SUNSHINE STATE ONE CALL  
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ARCOM# ARC-24-010  
Existing Vegetation Inventory Plan  
SCALE IN FEET 0' 8' 16' 24'





POINCIANA PARK



SHEET L2.0





Existing View to North Buffer



Existing View to South Buffer

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

DYPISIS LUTESCENS ARECA PALM 25'-30' HT. TYP

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

FICUS NITIDA FICUS HEDGE 6'-8' HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

NOTE: NO TREE PRUNING WILL BE REQUIRED TO INSTALL CONSTRUCTION SCREENING FENCE - LOWEST BRANCH ON NEIGHBORING OAK TREE IS 9' NEIGHBOR AT 247 SEASPRAY TO BE CONSULTED IF THERE IS ANY CHANGE TO PRUNING CONSTRUCTION SCREENING TO BE 15' HT. STARTING AT THE SOUTHERN END OF THE HOUSE & CONTINUING UNTIL THE NORTHERN END OF THE MAIN HOUSE AT 247 SEASPRAY. SCREENING TO DROP TO 8' HT. UNTIL THE NORTH/REAR PROPERTY LINE.

QUERCUS OAK TREE 30' HT.

FICUS NITIDA FICUS HEDGE 6 HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

FICUS NITIDA FICUS HEDGE 15' HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

DYPISIS LUTESCENS ARECA PALM 20' HT TYP TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

MANGO TREE TO BE RELOCATED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

WODYETIA BIFURCATA FOXTAIL PALM 17' HT TYP TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

CHAIN-LINK ROLLING CONSTRUCTION GATE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

CHAIN-LINK ROLLING CONSTRUCTION GATE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8' HT. - ONE STORY NEIGH-BORS) (16'-18' HT. - TWO STORY NEIGH-BORS) TO BE REMOVED

8' X 15' SAFE SIGHT TRIANGLE



Existing View to North Buffer



Existing View to West Buffer



Existing View to West Buffer

# POINCIANA PARK

112.50'

122.50'

112.50'

# SEASPRAY AVENUE

NOTE: INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

NEIGHBORING SEAGRAPE TREE INSTALLATION AT 247 SEASPRAY & SITE WALL CONSTRUCTION TO BE THE FIRST STAGE & FIRST PRIORITY OF THE PROJECT. NEIGHBOR TO BE ADVISED AHEAD OF TIME OF THE DATE FOR SITE WALL INSTALLATION FOR COORDINATION ON BOTH PROPERTIES.

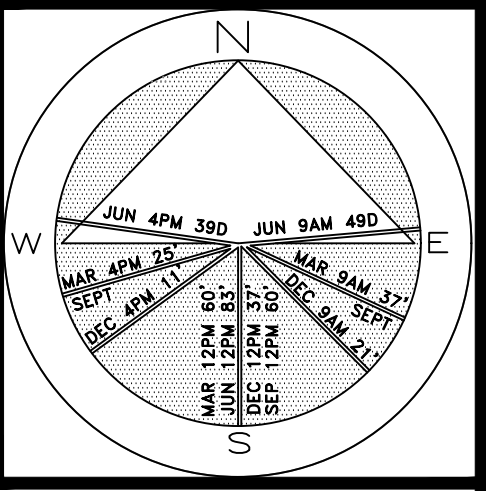
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Ave  
Palm Beach



JOB NUMBER: # 22076.00 LA  
DRAWN BY: Alex Puglisi  
DATE: 11.02.2023  
11.20.2023  
12.07.2023  
01.19.2024  
02.05.2024

SHEET L3.0

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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARCOM# ARC-24-010  
Construction Screening Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.





Existing Southwest Area



Existing South Buffer



Existing Southeast Area



Existing East Buffer



Existing East Buffer



Existing North Buffer

ENVIRONMENT  
DESIGN  
GROUP

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Landscape Management

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DRAWN BY: Alex Eugrill  
DATE: 11.02.2023  
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12.07.2023  
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ARCOM# ARC-24-010  
Existing Landscape Buffer Images





Existing View to North Buffer



Existing View to South Buffer

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

DYPsis LUTESCENS ARECA PALM 25'-30' HT. TYP TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

FICUS NITIDA FICUS HEDGE 6'-8' HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

NOTE: NO TREE PRUNING WILL BE REQUIRED TO INSTALL CONSTRUCTION SCREENING FENCE - LOWEST BRANCH ON NEIGHBORING OAK TREE IS 9' NEIGHBOR AT 247 SEASPRAY TO BE CONSULTED IF THERE IS ANY CHANGE TO PRUNING CONSTRUCTION SCREENING TO BE 15' HT. STARTING AT THE SOUTHERN END OF THE HOUSE & CONTINUING UNTIL THE NORTHERN END OF THE MAIN HOUSE AT 247 SEASPRAY. SCREENING TO DROP TO 8' HT. UNTIL THE NORTH/REAR PROPERTY LINE.

QUERCUS OAK TREE 30' HT.

FICUS NITIDA FICUS HEDGE 6 HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

FICUS NITIDA FICUS HEDGE 15' HT. TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

DYPsis LUTESCENS ARECA PALM 20' HT TYP TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

MANGO TREE TO BE RELOCATED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

WODYETIA BIFURCATA FOXTAIL PALM 17' HT TYP TO BE REMOVED

NOTE: PLANTING ALONG THE PROPERTY LINE TO REMAIN AS SCREENING UNTIL A NEW SITE WALL, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED

CHAIN-LINK CONSTRUCTION FENCE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

CHAIN-LINK ROLLING CONSTRUCTION GATE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

CHAIN-LINK ROLLING CONSTRUCTION GATE WITH 90% OPAQUE SCREENING HEIGHT OF FENCE SUBJECTIVE TO NEIGHBORING LINE OF SITE (6'-8" HT. - ONE STORY NEIGH-BORS) (16'-18" HT. - TWO STORY NEIGH-BORS)

8' X 15' SAFE SIGHT TRIANGLE



Existing View to North Buffer



Existing View to West Buffer



Existing View to West Buffer

# POINCIANA PARK

112.50'

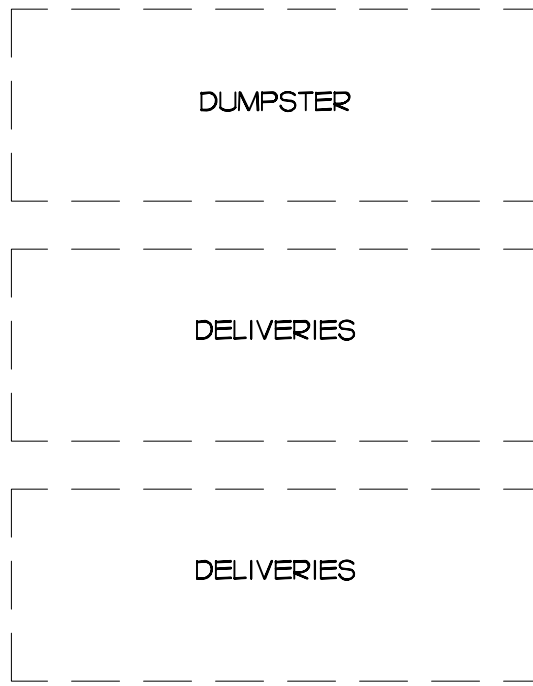
122.50'

112.50'

# SEASPRAY AVENUE

NOTE: INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WALLS, NEW FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

NEIGHBORING SEAGRAPE TREE INSTALLATION AT 247 SEASPRAY & SITE WALL CONSTRUCTION TO BE THE FIRST STAGE & FIRST PRIORITY OF THE PROJECT. NEIGHBOR TO BE ADVISED AHEAD OF TIME OF THE DATE FOR SITE WALL INSTALLATION FOR COORDINATION ON BOTH PROPERTIES.



EXISTING CURB CUT

8' X 15' SAFE SIGHT TRIANGLE

PROPOSED CURB CUT FOR NEW DRIVE

CL

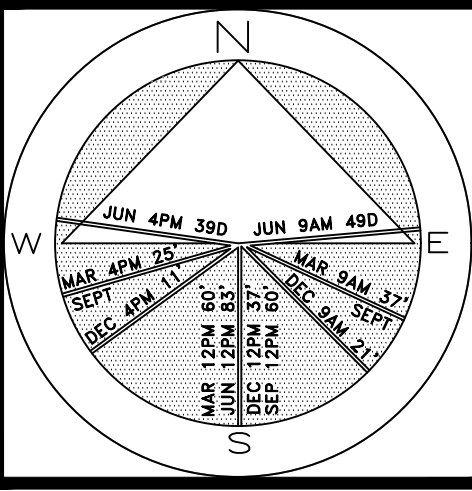
**ENVIRONMENTAL DESIGN GROUP**

139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentaldesigngroup.com

Private Residence  
243 Seaspray Ave  
Palm Beach



JOB NUMBER: # 22076.00 LA  
DRAWN BY: Alex Puglisi  
DATE: 11.02.2023  
11.20.2023  
12.07.2023  
01.19.2024  
02.05.2024

SHEET L5.0

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ARCOM# ARC-24-010

# Construction Screening & Staging Plan

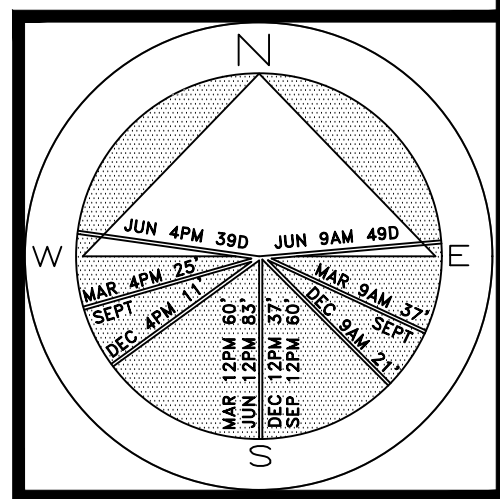
SCALE IN FEET 0' 8' 16' 24'

64 sq.

AREA IN SQ.FT.



Private Residence  
243 Seaspray Ave  
Palm Beach

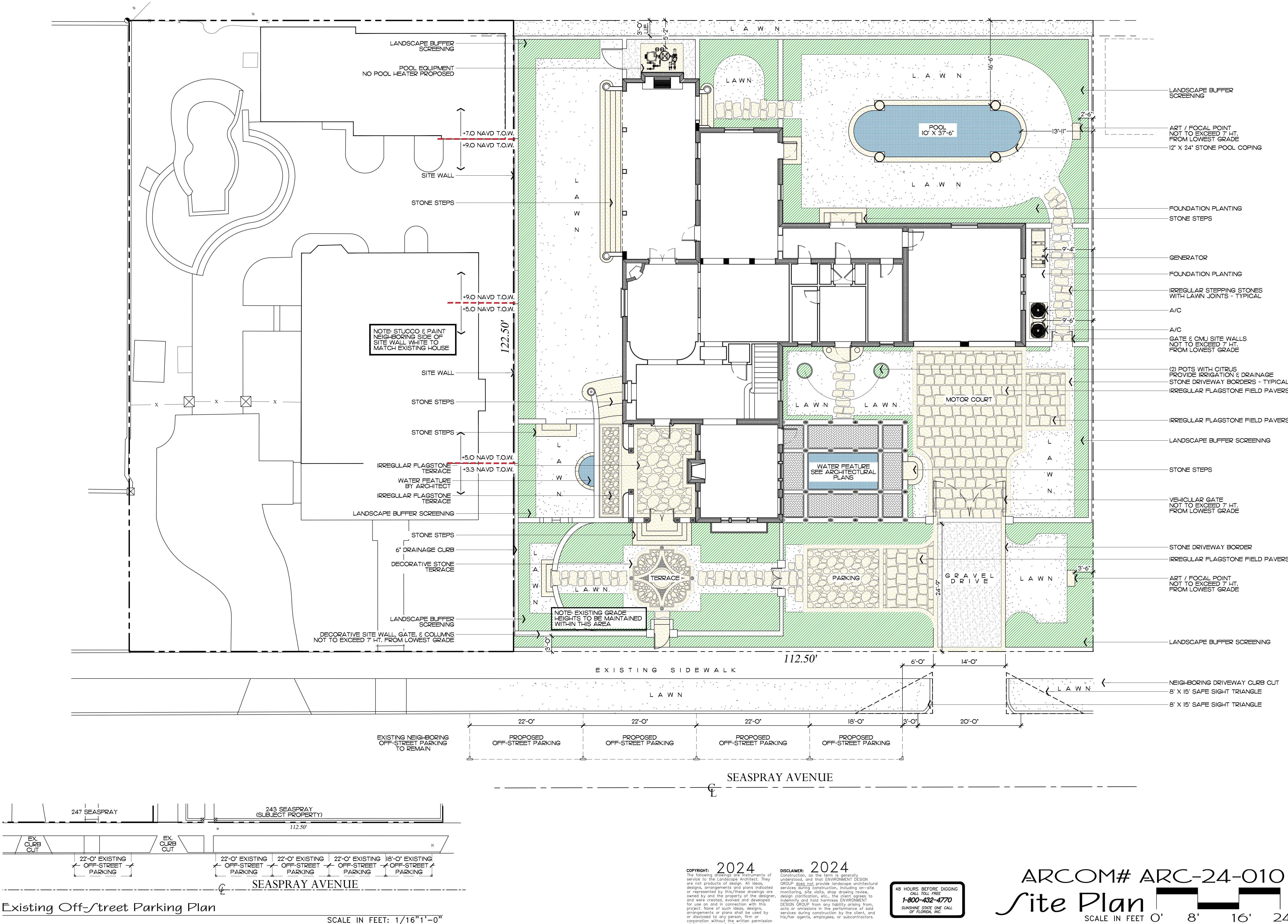


JOB NUMBER: # 22076.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.02.2023  
12.07.2023  
01.19.2024  
02.05.2024

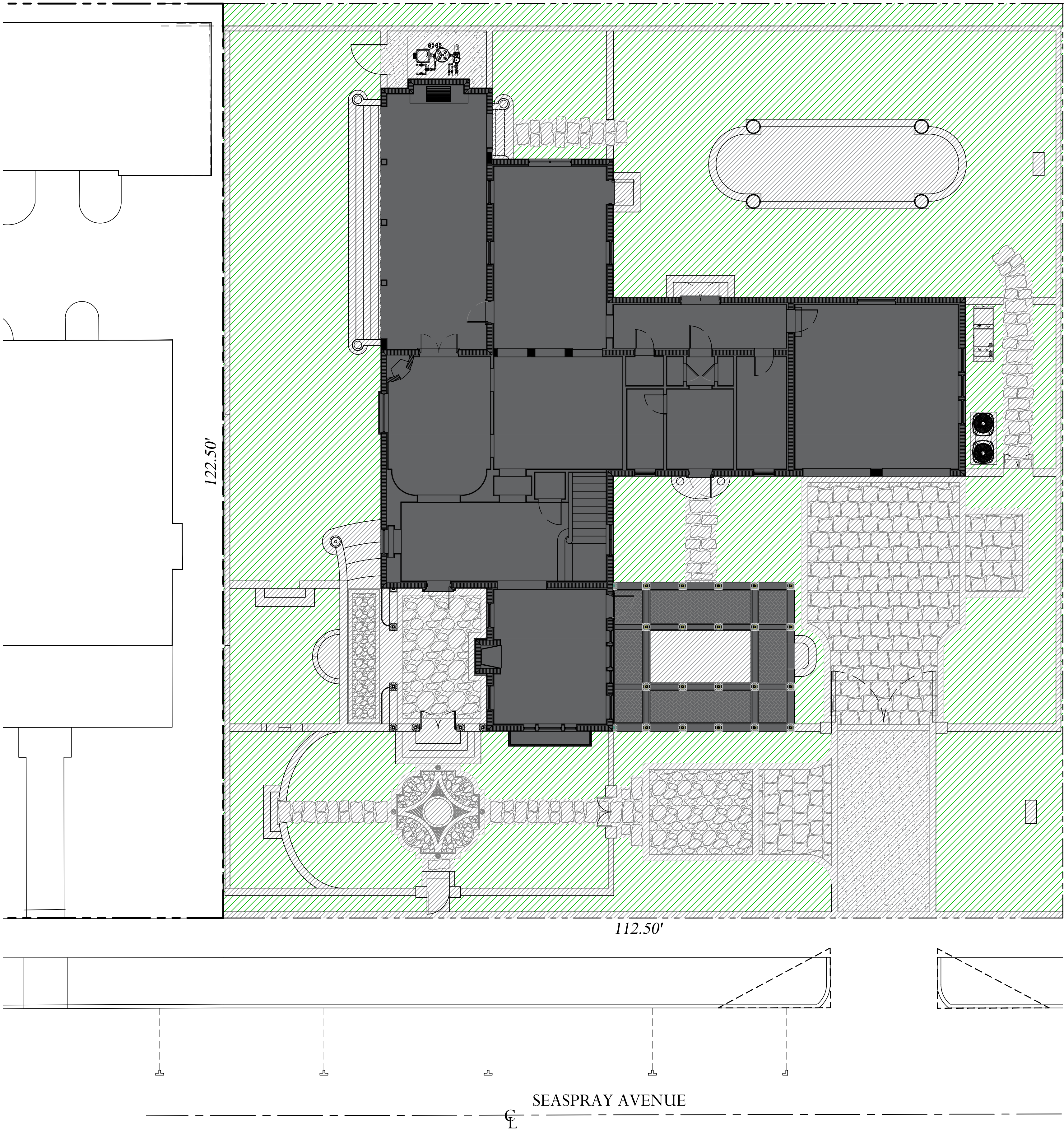
SHEET L6.0

64 sf.

AREA IN SQ.FT.







**Legend**

- HATCH BUILDING
- HATCH HARDSCAPE
- HATCH OPEN SPACE

Proposed Site Data

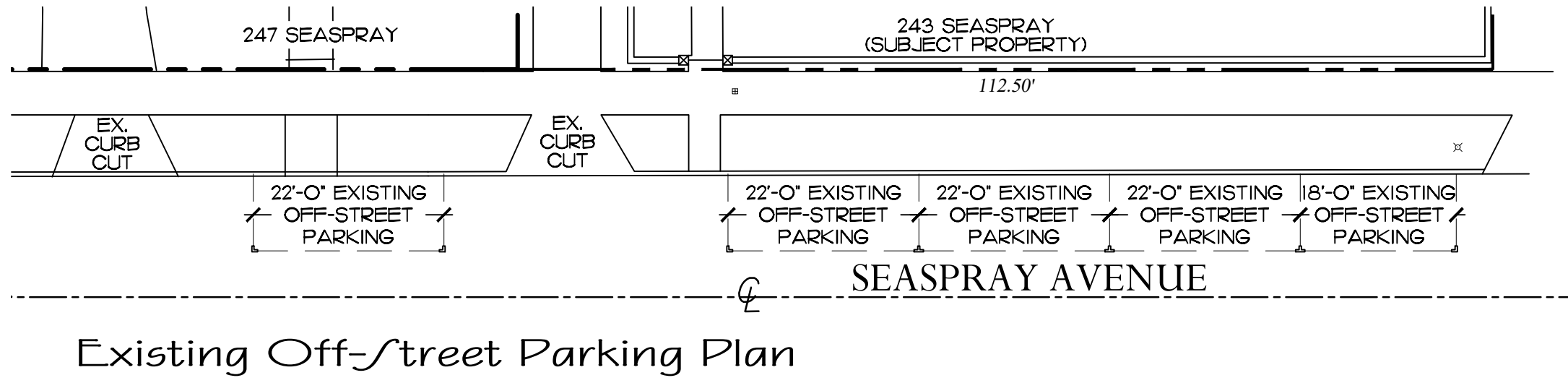
DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		13,781 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,201.45 S.F.	45.4%	6,262 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,125.2 S.F.	58.8%	1,654 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	3,100.73 S.F.	79%	3,401 S.F.

**ENVIRONMENTAL DESIGN GROUP**  
139 North County Road 5470-B Palm Beach, FL 33480  
Phone: 561.832.4800 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Ave  
Palm Beach

**North Arrow**  
N  
W E S  
JUN 4PM 30D JUN 9AM 40D  
MAR 4PM 25D MAR 9AM 37D  
DEC 4PM 17D DEC 9AM 29D  
JUN 12PM 27D MAR 12PM 37D  
DEC 12PM 27D DEC 12PM 27D

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Site Calculation/Open Space Graphics

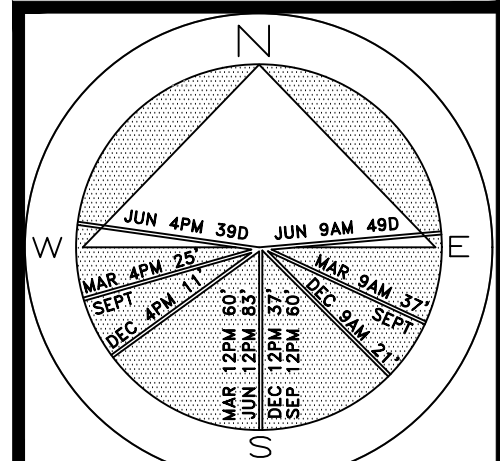
SCALE IN FEET: 0' 8' 16' 24'

SCALE IN FEET: 1/16"1'-0"

64 sq. ft.  
AREA IN SQ.FT.

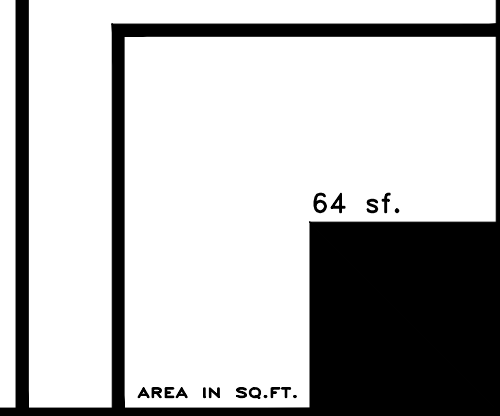


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DRAWN BY: Lauren Freeman  
DATE: 11.02.2023  
12.07.2023  
01.19.2024  
02.05.2024

SHEET L8.0

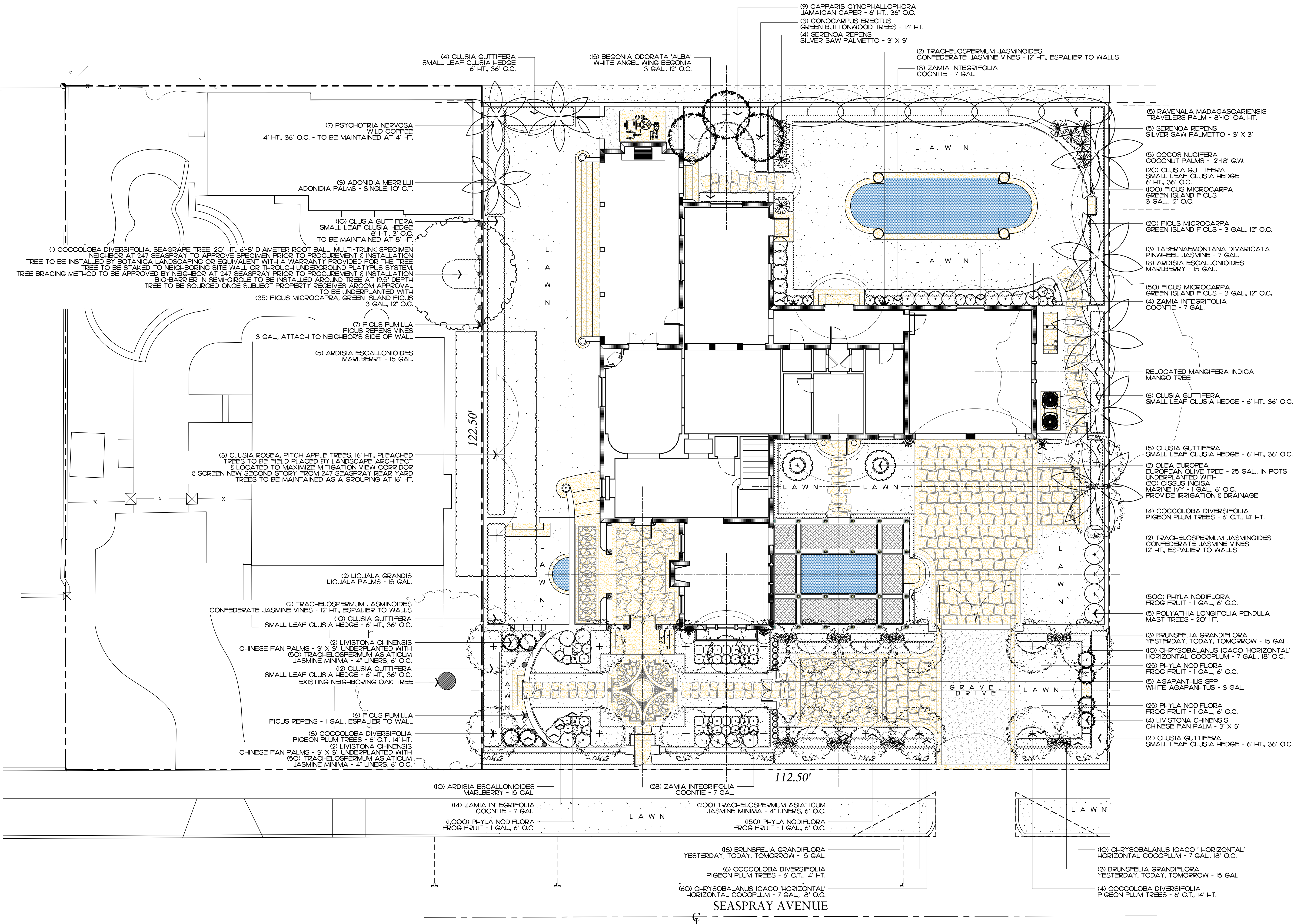


ARCOM# ARC-24-010  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

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112.50'

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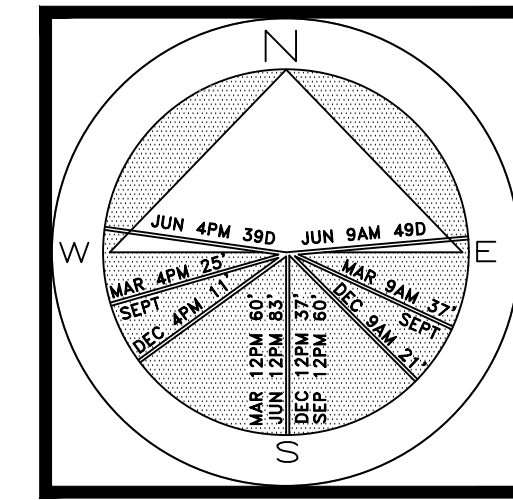
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**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Avenue  
Palm Beach

F L O R I D A



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DRAWN BY: Lauren Freeman  
DATE: 11.02.2023  
12.07.2023  
01.19.2024  
02.05.2024

SHEET L8.1






ARCOM# ARC-24-010  
Rendered Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

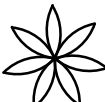
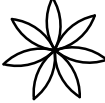
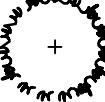
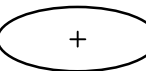
AREA IN SQ.FT.



Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA ROSEA LARGE CLUSIA TREE	3	16' X 16', PLEACHED	YES
	COCOLOBIA DIVERSIFOLIA PIGEON PLUM TREES	22	6' C.T., 14' HT.	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREES	3	14' HT.	YES
	POLYATHIA LONGIFOLIA PENDULA MAST TREES	5	20' HT.	NO
	OLEA EUROPEA EUROPEAN OLIVE TREES	2	25 GAL., IN POTS	NO
TOTAL NATIVE SPECIES		35 28 (80%)		


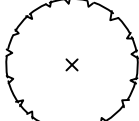








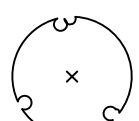

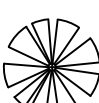
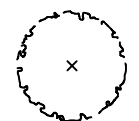

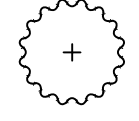
Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERRILLI ADONIDIA PALMS	3	10' C.T., SINGLE	NO
	COCOS NUCIFERA COCONUT PALMS	5	12'-18' G.W.	NO
	LIVISTONA CHINENSIS CHINESE FAN PALMS	8	3' X 3'	NO
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	5	8'-10' OA. HT.	NO



Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAPANTHUS SPP. WHITE AGAPANTHUS	10	3 GAL.	NO
	ARDISIA ESCALLONIOIDES MARLBERRY	23	15 GAL.	YES
	BEGONIA ODORATA 'ALBA' WHITE ANGEL WING BEGONIA	15	3 GAL., 12" O.C.	NO
	BRUNSFELIA GRANDIFLORA YESTERDAY, TODAY, TOMORROW	24	15 GAL.	NO
	CAPPARIS CYNOPHALLOPHORA JAMAICAN CAPER	9	6' HT., 36" O.C.	YES
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	80	7 GAL., 18" O.C.	YES
	CISSUS INCISA MARINE IVY	20	1 GAL., 6" O.C.	NO
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	68 10	6' HT., 36" O.C. 8' HT., 36" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	170	3 GAL., 12" O.C.	NO
	FICUS PUMILLA FICUS REPENS	6	1 GAL., ESPALIER	NO
	LICUALA GRANDIS LICUALA PALM	2	15 GAL.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	7	4' HT., 36" O.C.	YES
	SERENOA REPENS SILVER SAW PALMETTO	9	3' X 3'	YES
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	3	7 GAL.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	6	12' HT., ESPALIER	NO
	ZAMIA INTEGRIFOLIA COONTIE	54	7 GAL.	YES
TOTAL NATIVE SPECIES		516 182 (35.3%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROG FRUIT	1,750	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	250	1 GAL., 6" O.C.	NO
TOTAL NATIVE SPECIES		2,000 1,750 (87.5%)		

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5920-8  
Palm Beach, FL 33480  
Phone: 561.832.4600

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Mobile: 561.313.4424

Landscape Architecture  
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Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Avenue  
Palm Beach

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F

JOB NUMBER: # 22076.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.02.2023  
11.20.2023  
12.07.2023  
01.19.2024  
02.05.2024

SHEET L8.2



COMMERCIAL FERTILIZER:

SIX PERCENT (6%) NITROGEN  
SIX PERCENT (6%) PHOSPHOROUS  
SIX PERCENT (6%) POTASSIUM

MULCH:

SOD:

SUBSTITUTION:

## MEASUREMENTS:

## PLANTING SOIL AND BACKFILL:

### PLANT MATERIALS:

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, COLLEGE OF FORESTRY SERVICES, USING SPECIFICATIONS OTHERWISE ALL PLANTS SHALL BE FLORIDA GRADE "A" OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR TO OTHER TYPES OF PLANTS OF THE SAME SPECIES. PLANTS SHALL BE FREE OF ALL DISEASE, INJURY, DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE NOT SHOWN, ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE. PLANTS SHALL BE DELIVERED TO THE PROJECT NUMBER 1. PLANTS SHALL BE SUBMITTED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

WARRANTY:

MAINTENANCE:

ARCOM# ARC-24-010

## SHEET L8.3

11

11

11 | Page

[illegible]

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tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting

FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub &amp; ground cover layout

Diagram illustrating the layout of a planting bed and sod installation:

- REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE.
- PLANTING BED EDGE CUT CLEAN AND STRAIGHT AS DIRECTED BY OWNER.
- LAYOUT OF SHRUBS AT THE PLANTING EDGE IS DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.
- SOD. USE ROLLER TO SMOOTH FINISH SURFACE.
- NO TREE TO BE PLANTED CLOSER THAN 4'-0" TO BED EDGE.
- MAINTAIN 12W. DEAD ZONE AT BED EDGE. SEE PLANTING BED EDGE DETAIL.

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*Livistona chinensis*  
CHINESE FAN PALMS



*Begonia odorata* 'Alba'  
WHITE ANGEL WING BEGONIA



*Clusia guttifera*  
SMALL LEAF CLUSIA HEDGE



*Chrysobalanus icaco* 'Horizontal'  
HORIZONTAL COCOPLUM



*Clusia rosea*  
PLEACHED PITCH APPLE TREES



*Zamia integrifolia*  
COONTIE



*Trachelospermum asiaticum*  
JASMINE MINIMA



*Phyla nodiflora*  
FROG FRUIT





*Tabernaemontana divaricata*  
PINWHEEL JASMINE



*Trachelospermum jasminoides*  
CONFEDERATE JASMINE VINES



*Ficus pumilla*  
FICUS REPENS



*Psychotria nervosa*  
WILD COFFEE



*Licuala grandis*  
LICUALA PALM



*Coccoloba diversifolia*  
PIGEON PLUM TREE



*Brunfelsia grandiflora*  
YESTERDAY, TODAY, TOMORROW



*Agapanthus spp*  
WHITE AGAPANTHUS





*Cocos nucifera*  
COCONUT PALMS



*Ficus microcarpa*  
GREEN ISLAND FICUS



*Cissus incisa*  
MARINE IVY



*Serenoa repens*  
SILVER SAW PALMETTO



*Olea europaea*  
EUROPEAN OLIVE TREE



*Ardisia escallonioides*  
MARLBERRY



*Adonidia merrillii*  
SINGLE ADONIDIA PALM



*Capparis cynophallophora*  
JAMAICAN CAPER





*Conocarpus erectus 'Sericeus'*  
SILVER BUTTONWOOD TREE



*Ravenala madagascariensis*  
TRAVELERS PALM

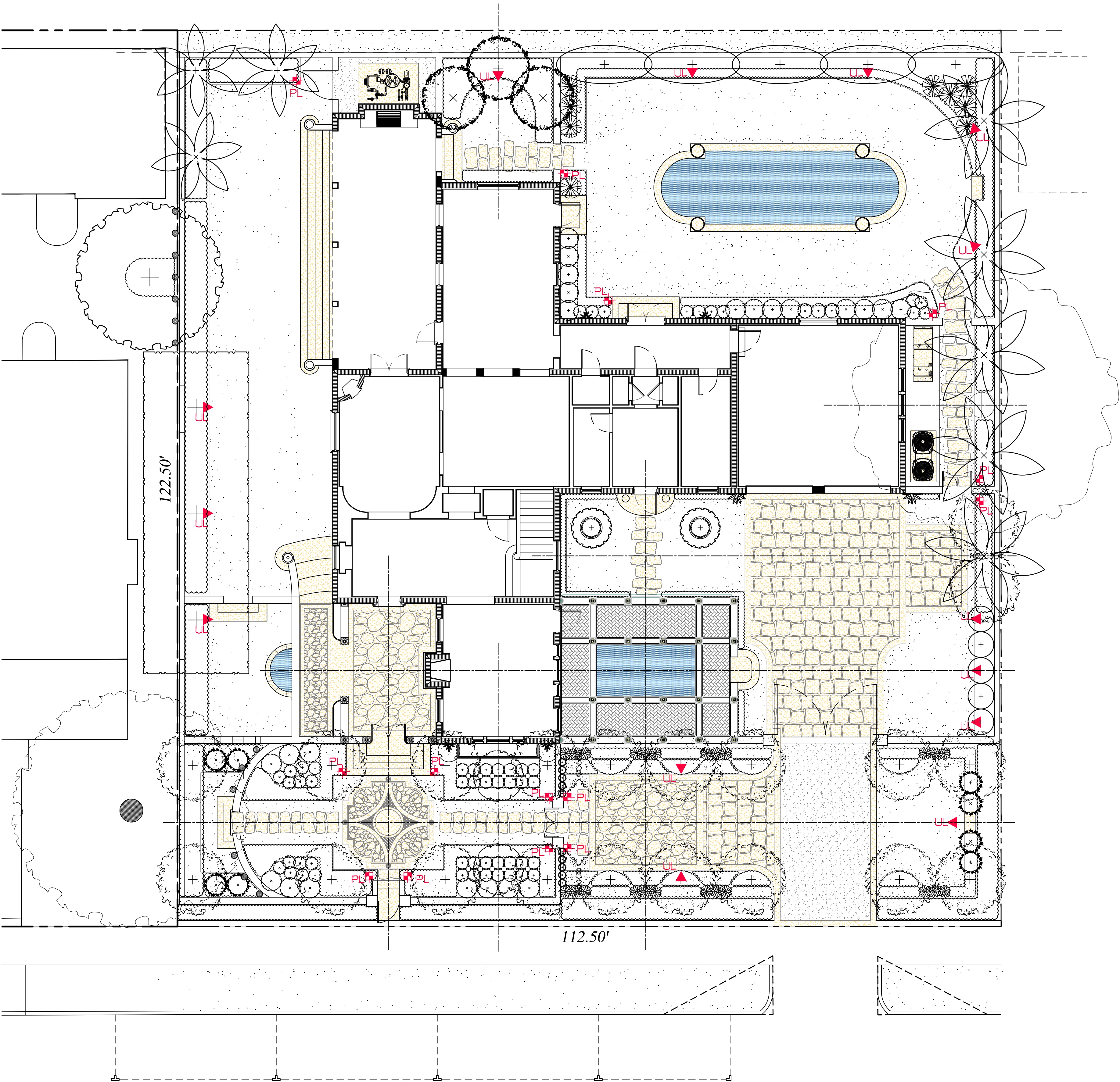


*Polyathia longifolia pendula*  
MAST TREE



*Conocarpus erectus*  
GREEN BUTTONWOOD TREES





Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 9 WATTS - LED 3000K	14
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	14



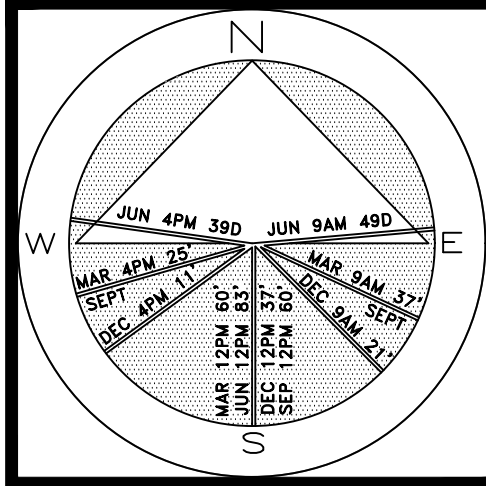
PATH LIGHT



UP LIGHT

Private Residence  
243 Seaspray Avenue  
Palm Beach

F L O R I D A



JOB NUMBER: # 22076.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 11.02.2023  
11.20.2023  
12.07.2023  
01.19.2024  
02.05.2024

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48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

SEASPRAY AVENUE

ARCOM# ARC-24-010  
Landscape Lighting Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

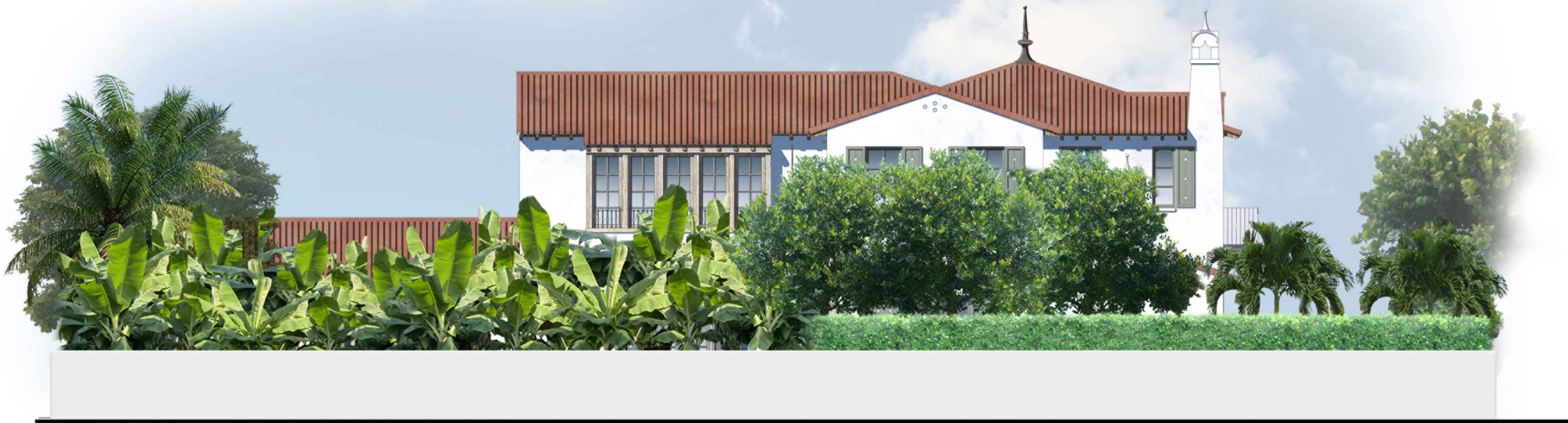
AREA IN SQ.FT.

SHEET L9.0





Front / South Elevation



Rear / North Elevation

Private Residence  
243 Seaspray Ave  
Palm Beach

JOB NUMBER: # 22076.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 12.05.2023  
01.19.2024  
02.05.2024





East Elevation



West Elevation

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence  
243 Seaspray Ave  
Palm Beach

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ARCOM# ARC-24-010  
Rendered Elevations  
SCALE: 3/16"=1'-0"

SHEET

10.1





Gravel Driveway & Stone Border

Front Entry Drive

- CHATTAHOOCHEE GRAVEL FIELD
- 12" X 24" CORAL STONE BORDERS

Motorcourt & Parking Border

- 12" X 24" CORAL STONE BORDERS



Irregular Coral Stone

Front Entry & Side Yard Paths

- IRREGULAR CORAL STONE WITH LANDSCAPE JOINTS



Irregular Coral Stone

Motorcourt & Parking Field Pavers

- IRREGULAR CORAL STONE



Coral Stone Pool Coping

Coping

- 12" X 24" CORAL STONE

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ARCOM# ARC-24-010  
**Proposed Hardscape Images**

JOB NUMBER: # 22076.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 12.07.2023  
01.19.2024  
02.05.2024

SHEET L11.0

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Palm Beach

**ENVIRONMENT  
DESIGN  
GROUP**  
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Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
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Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com